



49 High Street, Hythe, Kent CT21 5AD



**2 HAMMEL COTTAGES
ALDINGTON ROAD, COURT-AT-STREET**

£375,000 Freehold

A mid-terrace house in a delightful semi-rural location, enjoying views over open countryside. Comprising a sitting room, snug, spacious kitchen/dining/living space, utility room, shower room, three bedrooms and a bathroom. Front & rear gardens, off-road parking. EPC D.



**2 Hammel Cottages,
Aldington Road, Court-At-Street, Hythe CT21 4PF**

**Entrance Hall, Sitting Room, Snug,
Kitchen/Dining/Living Space, Utility Room, Shower Room,
Three Bedrooms, Bathroom,
Gardens To Front And Rear, Off-Road Parking**

DESCRIPTION

Situated in a charming setting with views across open countryside, this property offers well-proportioned, bright, and airy accommodation. Comprising an entrance hall, a sitting room, a snug, a spacious open-plan kitchen/dining/living area, utility room and a shower room. On the first floor there are three bedrooms and a family bathroom.

The garden to the front of the property sits behind a five-bar gate and leads to a block-paved driveway providing off-road parking. The rear garden is a particularly appealing feature, offering a good level of privacy and creating an ideal space for relaxing and alfresco dining.

SITUATION

The property is located in a wonderful semi-rural position just five miles from Hythe, close to the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 4.5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 4 miles), the Channel Tunnel Terminal (4.5 miles), the ferry port of Dover (12 miles) and Ashford International Passenger Station (10 miles). There is also a main line railway station at Westenhanger (4.5 mile), with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber-effect composite and obscured double-glazed door, staircase to first floor, coved ceiling, doors to snug and:

SITTING ROOM

Attractive pine fireplace surround, encompassing a cast-iron and tiled insert with provision for an open fire above a granite hearth, coved ceiling, bay with double glazed windows to front overlooking open fields and with distant views towards the sea, radiator.

SNUG

Double glazed window to front overlooking open fields and with distant views towards the sea, coved ceiling, radiator, door to:

KITCHEN/DINING/LIVING SPACE

A generous space. kitchen area well fitted with a comprehensive range of base cupboard and drawer units incorporating green enamelled Rayburn stove (oil fired and supplies the central heating & hot water) coordinating island unit incorporating dishwasher with roll top granite effect work surfaces, inset with sink and drainer with mixer tap, coordinating wall cupboards incorporating wine rack, full height storage cupboard, space for free standing fridge freezer, door to shower room, access to understairs storage cupboard, open plan to: Dining/living space Set beneath two double glazed Velux roof lights, double glazed casement doors and double glazed window opening to and overlooking the rear garden, radiator, door to:

UTILITY ROOM

Base cupboard and drawers with recess and plumbing for washing machine, roll top granite effect work surface, inset with stainless steel sink and drainer with mixer tap, coved ceiling, double glazed window to rear.

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal washbasin with tiled splashback, extractor fan, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space, coved ceiling, built-in shelved heated linen cupboard housing factory-lagged hot water cylinder, double glazed window to rear overlooking the garden and open fields beyond, radiator, doors to:

BEDROOM

Access to built-in storage cupboard, coved ceiling, double glazed window to front, enjoying far reaching views over fields and of the sea in the distance, radiator.

BEDROOM

Access to over stairs storage cupboard, coved ceiling, double glazed window to front enjoying far reaching views over fields and of the sea in the distance, radiator.

BEDROOM

Double glazed window to rear overlooking the garden and fields beyond, coved ceiling, radiator.

BATHROOM

Panelled bath with electric shower above, low level WC, pedestal washbasin, tiled walls, obscured double glazed window to rear, radiator.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is entered via a five-bar gate, opening to a block-paved driveway, providing off-road parking. The remainder of the garden being laid to lawn with a bed planted with various shrubs, including rosemary, sage and lavender. There is a specimen flowering cherry tree and a wisteria festooning the front elevation.

REAR GARDEN

Directly to the rear of the house is a shallow terrace with steps leading up to the garden which is laid extensively to lawn and enclosed

by mature evergreen hedging and close-boarded timber-panelled fencing. There is a further circular seating area, block-paved seating area and timber-framed storage shed and timber-framed and block-work workshop to the far end of the garden. There is also a mature weeping willow.

EPC Rating D

COUNCIL TAX

Band C approx. £2133.54 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

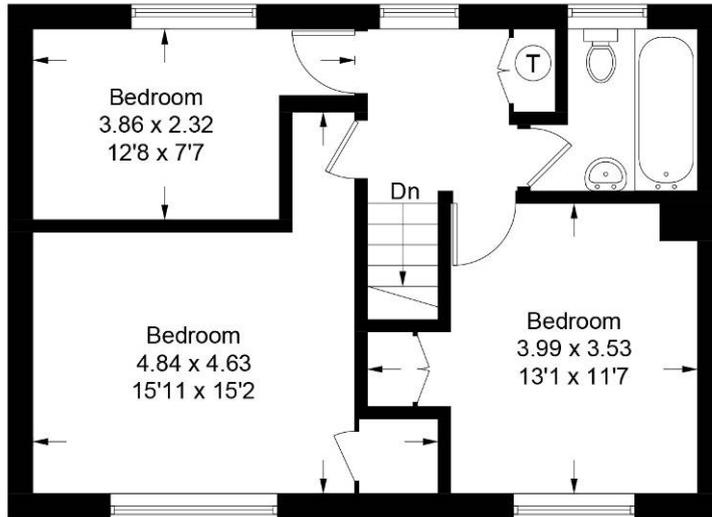


Hammel Cottages, Lympne, CT21

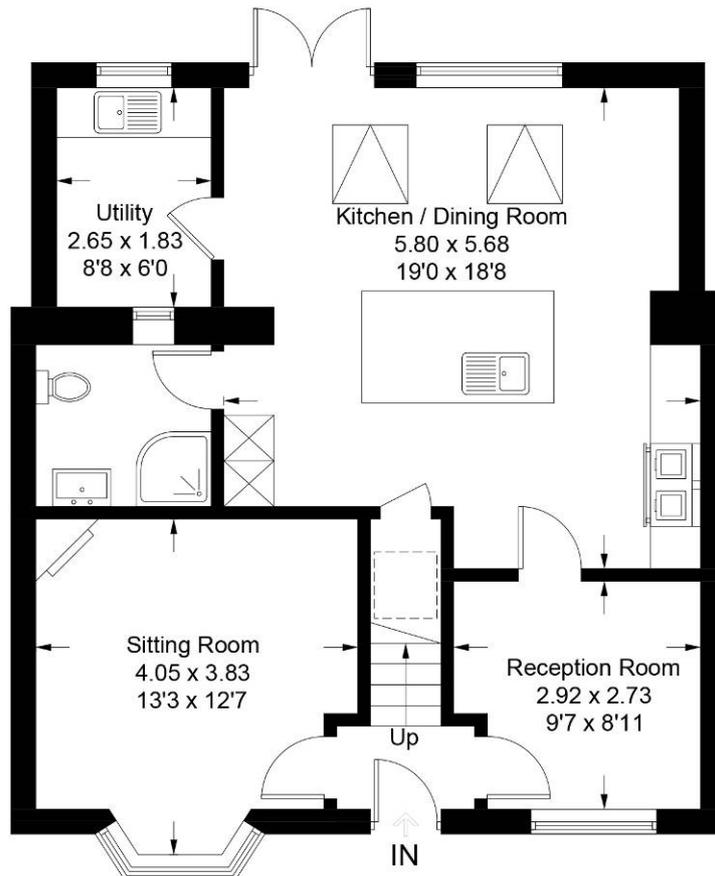
Approximate Gross Internal Area
Ground Floor = 68.7 sq m / 739 sq ft
First Floor = 44.5 sq m / 479 sq ft
Total = 113.2 sq m / 1218 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278244)