



**DYMCHURCH**  
Guide Price £695,000 Freehold



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



Willow Deck  
106-108 High Street  
Dymchurch  
Kent  
TN29 0LD

#### DISCRPTION

Willow Deck is an attractive and substantial detached period house. Construction is attractive red brick, with tile hung façades, sash windows and Dormer's to the attic rooms and Kent Peg tiled roof. The property, formally two cottages, has been restored and much improved whilst being sympathetic to retaining many of the original features, which now creates a spacious family home. The property also benefits from an air filtration system, smoke alarms, wired to mains, rewired and renewed plumbing, along with a beautiful fitted kitchen and contemporary replacement bathrooms.

#### SITUATION

The property is located just a short walk to the beachfront and sits to the eastern side of the Dymchurch, which is less than a mile away from the quaint high street, with everyday amenities to include, pre and primary schools, doctors' surgeries, post office, chemist, Tesco Extra and individual shops, along with tea rooms, cafes, local butchers and bakers and public houses/restaurants. A wider range of facilities can be found in the market town of Ashford, Folkestone and the historical city of Canterbury. Recreational facilities include: - the famous Romney, Hythe and Dymchurch light railway, which operates through Dymchurch right down to Dungeness and back through to the Cinque port town of Hythe, Lympne wildlife park, sports centres and swimming pools, football, cinemas, bowls and bowling alley, a good choice of golf courses are all within easy reach in the neighbouring villages and towns. Fishing and water sports can be found on the nearby coast. Transport links are also good with a regular bus service operating into neighbouring villages and towns. Railway stations can be found at Sandling, Folkestone West and Folkestone Central, and Ashford International, which operates services to London in 38 minutes. Motorway links include easy access to the M20, linking into the M25/M2 motorway networks.

#### PROPERTY INFORMATION

**Services:** All mains service are connected.

**Local Authority:** Folkestone & Hythe District Council

**Council Tax Band:** E

#### VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853 E: [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)



## FEATURES

**Family Room**, hardwood, half glazed door, opening into the sitting room, exposed beam window to the front, and recess.

**Sitting room**, brick exposed feature fireplace with bressummer and wood burner, French panelled doors opening to the conservatory and rear gardens.

**Dining room**, exposed brick feature wall.

**Study**, window to the front.

Inner hall, stairs rising to first floor.

**Conservatory**, double glazed on pitch plinth door opening to the garden,

**Kitchen/breakfast room**, beautifully bespoke fitted kitchen with a range of base and wall mounted cabinets, complimented with granite worksurfaces and include integrated fridge/freezer, dishwasher, butler sink housing for 6 gas hob ring, double oven and grill rangemaster cooker, with extractor above, exposed brick feature wall housing display cabinets some glass fronted. Full height sliding panelled doors opening to the rear garden.

**Utility room/WC**, Valiant boiler, spaces and plumbing for washing machine, range of storage cupboards.

**First floor landing**, lovely exposed frame work, door opening to stairs leading to attic bedroom 5.

**Master bedroom with dressing room and en-suite bathroom**, with corner jacuzzi bath and steam shower unit, double hand basin set in to vanity unit, WC.

**Bedroom 2 & 3** are double bedrooms, with ensuite WC and basins.

**Bedroom 4**, window overlooking rear garden, vaulted ceiling with some restricted height.

**Family bathroom**, contemporary and beautifully fitted and tiled family bathroom with panelled bath, chrome fitted shower unit and glass shower panel, hand basin set in vanity unit, WC, attractive flooring.

## Second floor

**Attic room / bedroom 5**, sweeps around the top floor with some height restriction, storage into eaves.

**Gardens**, enclosed

**Off road parking** for several cars.

## OUTSIDE

The front of the property is blocked paved which creates parking for several cars, large double wooden gates open into the rear gardens.

The rear south facing gardens has excellent sun terraces, and BBQ area perfect for family entertaining and alfresco dining, lawns edged with well stocked herbaceous and flower borders, rockery, mature palm trees and shrubs, garden all enclosed with fence boundaries.

## \*AGENTS NOTE

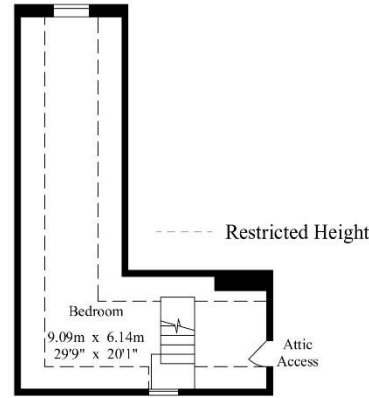
We understand planning consent to build a detached garage within the rear garden was granted, but has since elapsed.



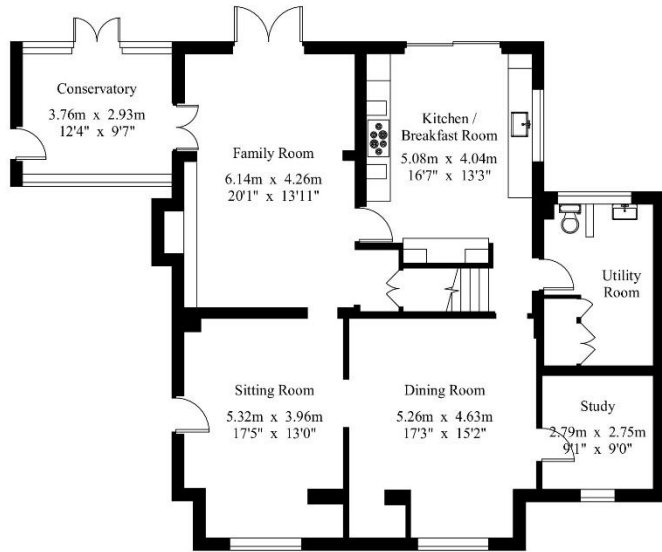


106 - 108 High Street

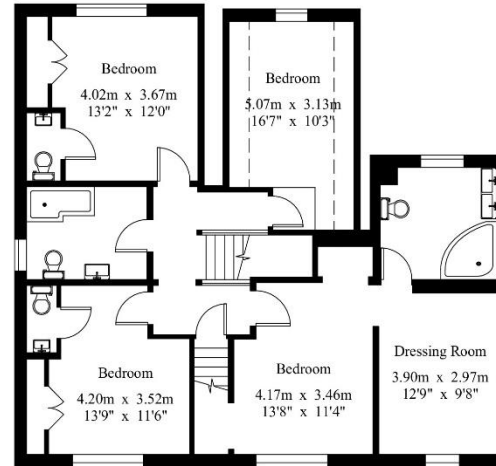
Gross Internal Area : 278.2 sq.m (2994 sq.ft.)



Second Floor



Ground Floor



First Floor



For Identification Purposes Only.

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81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes  
Hythe

01303 262853  
info@whitneyhomes.co.uk



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