



**Price**  
**£546,000**

**Freehold**

4x  2x  1x 

**Manor Farm Close,  
Lympne, Kent, CT21**

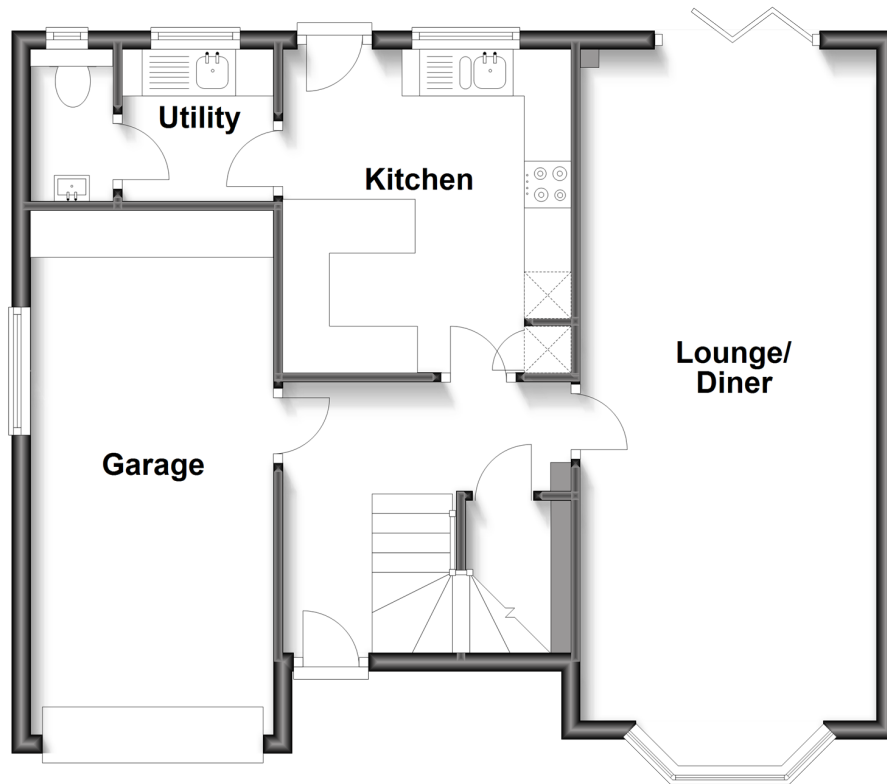
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

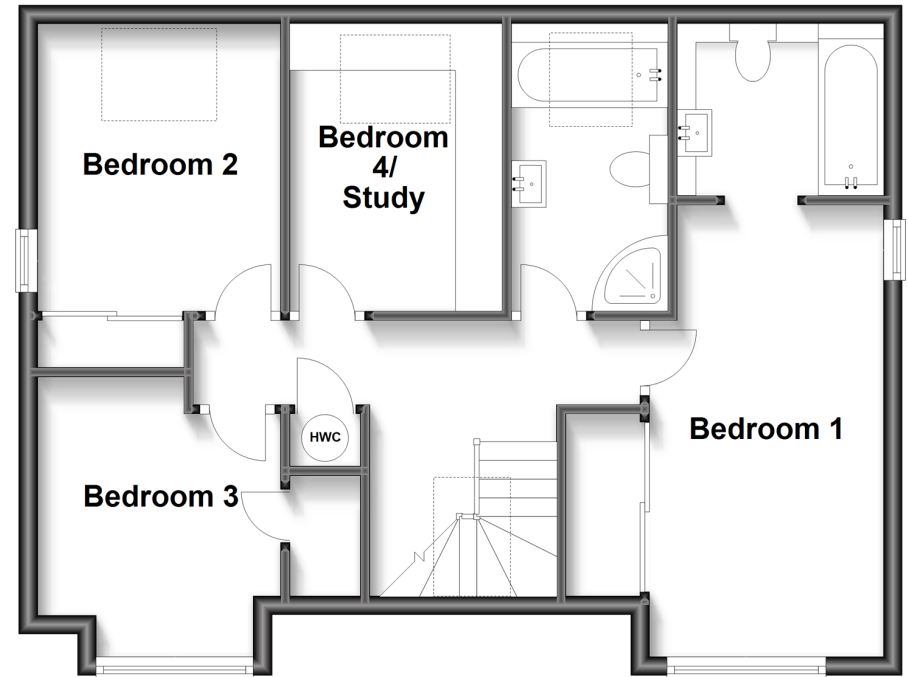
## Ground Floor

Approx. 63.3 sq. metres (681.8 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'3 x 10'1 (3.43m x 3.08m)

Utility: 5'3 x 5'3 (1.60m x 1.60m)

Cloakroom

Lounge/Diner: 25'6 into bay x 10'4 (7.78m x 3.15m)

### FIRST FLOOR

Landing

Bedroom 1: 15'8 x 8'3 (4.78m x 2.52m)

En-Suite Bathroom: 6'7 x 5'7 (2.01m x 1.70m)

Bedroom 2: 10'0 x 9'1 (3.05m x 2.77m)

Bedroom 3: 9'6 maximum x 8'9 (2.90m x 2.67m)

Bedroom 4/Study: 10'1 x 7'5 (3.08m x 2.26m)

Bathroom: 8'1 x 5'5 (2.47m x 1.65m)

### OUTSIDE

Off Road Parking

Garage: 18'4 x 8'2 (5.59m x 2.49m)

Front & Rear Gardens





## Main features

- Immaculate 'smart' home refurbished to an impeccable standard, beautiful gardens
- Re-fitted kitchen with Neff cutting edge appliances
- Re-fitted bathroom and en-suite with Aqualisa digital showers
- Water softener, new boiler with pressurised hot water cylinder
- B&O TV's & Hi-Fi system & Philips Hue lighting



### Nearest Schools

Primary Schools: Lympe Primary 0.2 miles, Sellindge Primary 2.9 miles

Secondary Schools: Brockhill Park Performing Arts College 3.6 miles,



### Transport Information

Train Stations: Westenhanger 1.4 miles, Sandling 3.1 miles, Folkestone West High Speed Link 7.0 miles



### Address

Manor Farm Close, Lympe, Kent, CT21



### Directions

For directions to this property please contact us.





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Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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