



22 Old Tree Cottage, Mill Road, Dymchurch, Romney Marsh, Kent, TN29 0NY

Guide Price £649,950

EPC RATING: EXEMPT

Charming  
Period  
Property

Showcased on the Dymchurch heritage trail; this property dates back to the 17th century and has been lovingly extended in more recent years to accommodate modern family living. Bursting with character and period features, own a slice of history and enjoy the mix of old-world charm with contemporary opulence. This beautiful property sits in the beating heart of the village and is just a short stroll to the award-winning beach and amenities Dymchurch has to offer. The accommodation comprises: Ground floor – Entrance porch, sitting room, dining room, family room, kitchen and shower room. First floor – landing, two double bedrooms with en suite bathrooms and two further bedrooms. Outside: attractive frontage, cart house entrance driveway with parking for several vehicles, double garage, useful storerooms, office, utility room, rear courtyard and an enchanting walled garden. EPC RATING = EXEMPT.



Approximate Gross Internal Area = 172 sq m / 1852 sq ft  
Garage/Storage = 48 sq m / 514 sq ft

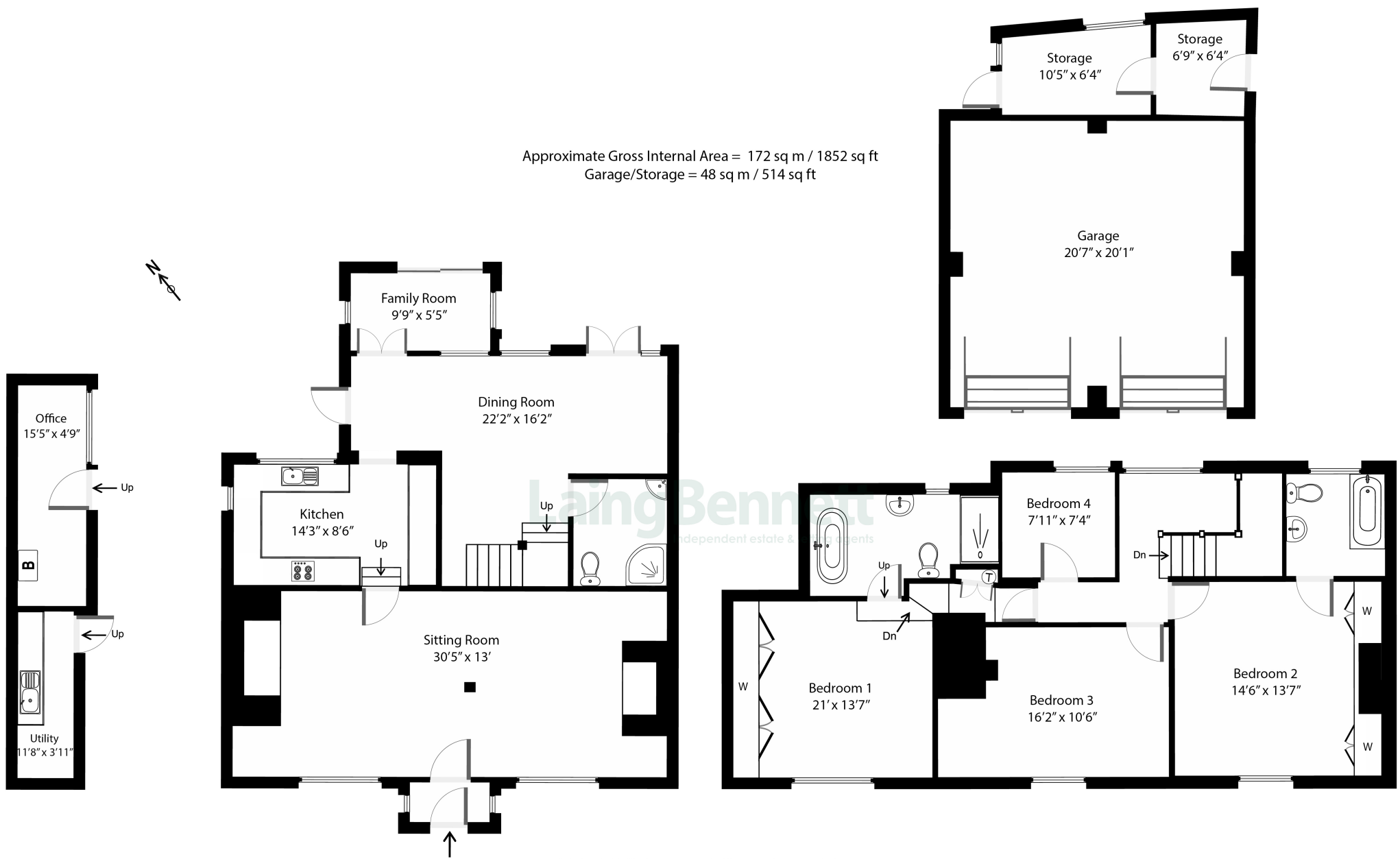


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.

### Situation

This property is located in the centre of the village of Dymchurch, a short stroll to its award-winning sandy beach and amenities. Nestled between the magnificent Kent coastline and beautiful countryside, it offers an abundance of cycle and walking routes to enjoy all nature has to offer.

Dymchurch offers a good array of shops including a Tesco Express, a primary school and a village hall. There is also a station for the RHD heritage light railway, one of Kent's top attractions. Hythe town centre is approximately 3 miles away, with amenities including a library, sports facilities, supermarkets, and high street shops. Dungeness is approximately 3 miles away and boasts one of the largest expanses of shingle in the world, a place of other-worldly beauty and a designated National Nature Reserve.





### Property summary

Your heart will melt upon arrival to this charming property, it is a real delight to behold, set delicately back from the road, an elegant display of wisteria wraps itself around the front of the property. The immaculate front garden offers splashes of colour from the pots and hanging baskets brimming with flowers. Milton Rosner the famous actor/director called this house home in the 1920's the plaque above the front door proudly reads.

To the ground floor the property has a welcoming entrance porch, opening into the impressive sitting room featuring beams and a large inglenook fireplace. Offering plenty of space to entertain friends and family or relax and get cosy in front of the open fire.

Step down into a most desirable modern kitchen, the bright and light space with contrasting chic black work surface and an abundance of storage is the perfect place to cook up a storm.

From the kitchen it flows nicely to the dining room, bathed in natural light, with oak flooring throughout there is plenty of space for a large table to accommodate all the family. In the summer months open the French doors onto the pretty courtyard garden and dine alfresco.

The family room offers a flexible space that could be a study, snug or playroom with double doors out to the garden.

Additionally, to the ground floor the property benefits from a bright and spacious shower room with matching white suite; hand wash basin, WC and enclosed shower.

To the first floor there is a large landing that leads to the four characterful bedrooms.

The master bedroom benefits from built in wardrobes and an en suite bathroom with a cast-iron roll top bath, separate shower and kamdean flooring. The second bedroom offers a luxurious boudoir style elegance also boasting an en suite bathroom. A good sized third bedroom with lovingly restored lath and plaster partition wall, and a further fourth bedroom; plenty of space for the whole family!

To the exterior the cart house entrance opens to a private driveway with off road parking for several vehicles and a detached double garage with power and light. Raised beds hosting a variety of plants line the side of the garage.

The property also benefits from a most desired separate office away from the main part of the house, perfect for those who work from home. There is a useful separate utility room with space for washing machine, dryer, fridge/freezer and plenty of storage.

In character with the charming property is the most delightful and leafy private walled garden. Roses set amongst a backdrop of Virginia creeper, honeysuckle and jasmine. Take advantage of the well-established borders of hosters and bedding flowers. Soak up the rays and look upon the enchanting rectangular pond, kissed with lilies and framed with colourful pots of flowers. A secret seated spot hidden under the foliage offers some much-needed shade too, you could be a million miles away from it all in this oasis.

The greenhouse leads to a potting shed and a further storage room, handy for all your gardening needs. Whether you are looking for an idyllic retreat or your forever home, this distinctive property is not to be missed.

### The accommodation comprises

#### Ground floor

#### Porch

#### Sitting room

30' 5" x 13' 0" (9.27m x 3.96m)

#### Kitchen

14' 3" x 8' 6" (4.34m x 2.59m)

**Dining room**  
22' 2" x 16' 2" (6.76m x 4.93m)

**Family room**  
9' 9" x 5' 5" (2.97m x 1.65m)

**Shower room**

**First floor**

**Landing**

**Bedroom one**  
21' 0" x 13' 7" (6.40m x 4.14m)

**En suite bathroom**

**Bedroom two**  
14' 6" x 13' 7" (4.42m x 4.14m)

**En suite bathroom**

**Bedroom three**  
16' 2" x 10' 6" (4.93m x 3.20m)

**Bedroom four**  
7' 11" x 7' 4" (2.41m x 2.24m)

**Outside**

**Garage**  
20' 7" x 20' 1" (6.27m x 6.12m)

**Storage**  
10' 5" x 6' 4" (3.17m x 1.93m)

**Storage**  
6' 9" x 6' 4" (2.06m x 1.93m)

**Office**  
15' 5" x 4' 9" (4.70m x 1.45m)

**Utility**  
11' 8" x 3' 11" (3.56m x 1.19m)

**Driveway**

**Rear garden**

**Heating**  
Gas







## Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303264846 or [hythe@laingbennett.co.uk](mailto:hythe@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Hythe

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