



49 High Street, Hythe, Kent CT21 5AD



**21 BROCKHILL ROAD
HYTHE**

£775,000 Freehold

A handsome house on the cusp of the sought after village of Saltwood. This well presented detached house offers light & airy, spacious accommodation. Comprising an entrance hall, sitting room, dining room, sun room, kitchen, four bedrooms, bathroom and two cloakrooms. Delightful west facing garden. Garage & off-road parking.EPC D



**21 Brockhill Road
Hythe
CT21 4AE**

**Entrance Vestibule, Entrance Hall, Sitting Room, Sun Room,
Dining Room, Kitchen/Breakfast Room, Cloakroom,
Four Bedrooms, Bathroom, Cloakroom,
Delightful Gardens, Ample Off-Road Parking, Detached Garage**

DESCRIPTION

In a prime residential location on the cusp of the sought after village of Saltwood, yet within reasonable walking distance of Hythe, this handsome detached family house occupies a particularly generous plot on one of the area's most desirable roads with significant scope to extend (subject to all necessary consents and approvals being obtained).

The property is approached via a driveway which provides off-road parking and access to the detached garage. The well-proportioned accommodation comprises a welcoming entrance hall, a comfortable sitting room with French doors opening to the sun room, a dining room, kitchen/breakfast room and cloakroom. On the first floor there are four bedrooms, a bathroom and separate cloakroom.

SITUATION

Brockhill Road is an exclusive location, close to the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops, boutiques, cafes and restaurants is within reasonable walking distance. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door, with leaded light windows to either side, double glazed door to:-

ENTRANCE HALL

Staircase to 1st floor, access to understairs cupboard, painted timber floorboards, picture rail, radiator, doors to:-

SITTING ROOM

Double glazed window to front, pair of double glazed windows to side, picture rail, two radiators, painted timber floorboards, French doors through to:-

SUN ROOM

Double glazed sliding doors opening to and overlooking the rear garden, double glazed window to side, wood effect flooring, two radiators.

DINING ROOM

Attractive painted fireplace surround inset with tiled fireplace, double glazed bay window to front, painted timber floorboards picture rail, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, worksurface inset with one and a half bowl sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, integrated double oven, coordinating breakfast bar, access to storage cupboard, door to larder cupboard, pair of sash window to side, radiator, door to:-

REAR LOBBY

Wall mounted gas boiler, double glazed door give access to the side of the property, door to:-

CLOAKROOM

Low level WC, wall hung corner wash basin, obscure window to rear, radiator.

FIRST FLOOR LANDING

Double glazed window to front, picture rail, radiator.

BEDROOM 1

Fitted wardrobe cupboards, double glazed bay window to front, picture rail, radiators.

BEDROOM 2

Double glazed windows to front and side, picture rail, radiators.

BEDROOM 3

Double glazed window to side, picture rail, radiator.

BEDROOM 4

Double glazed window to rear overlooking the garden, sash window to side, picture rail, radiator.

BATHROOM

Panelled bath with mixer tap and separate handheld shower attachment, shower enclosure with thermostatically controlled shower, pedestal wash basin, part obscure double glazed window to rear, heated ladder rack towel rail.

CLOAKROOM

Low level WC, part obscure double glazed window to rear.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick wall with a driveway giving access to the detached garage to the side and providing ample off-road parking. To the left of the drive is an area of lawn backed by evergreen shrubs and hedging, with a pathway leading to the front door.

REAR GARDEN

The garden to the rear of the property affords a delightful level of privacy and seclusion. Directly to the rear of the property is a paved terrace leading to a generous expanse of lawn which is well enclosed by

close boarded timber panelled fencing, mature evergreen hedging and mature shrubs.

DETACHED GARAGE

Up and over door to front.

EPC Rating D

COUNCIL TAX

Band F approx. £3173.49 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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



Brockhill Road, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor = 76.4 sq m / 822 sq ft
First Floor = 70.2 sq m / 756 sq ft
Total = 146.6 sq m / 1578 sq ft

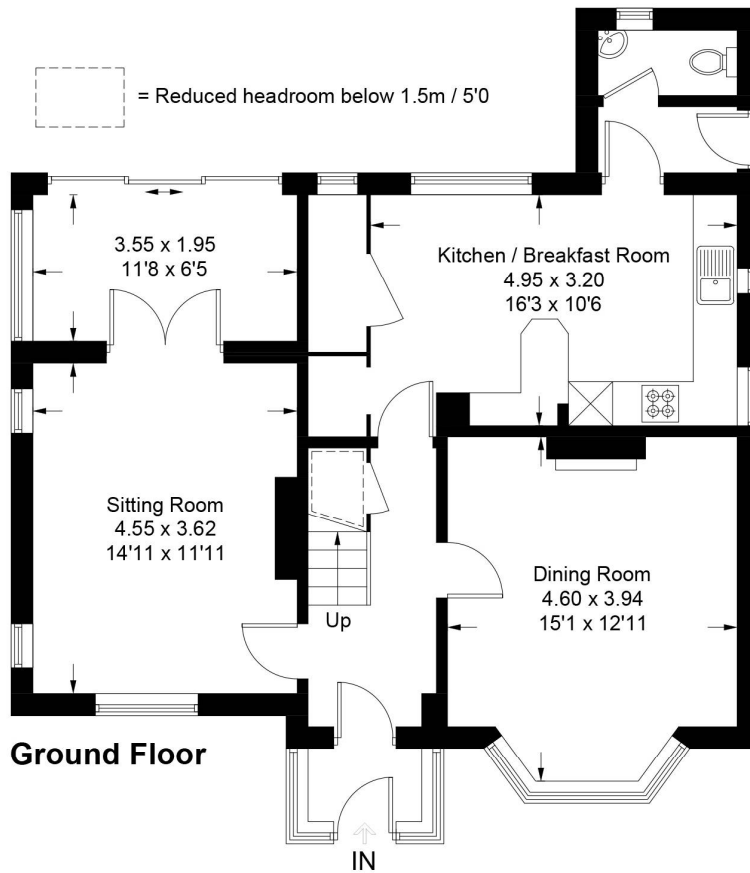
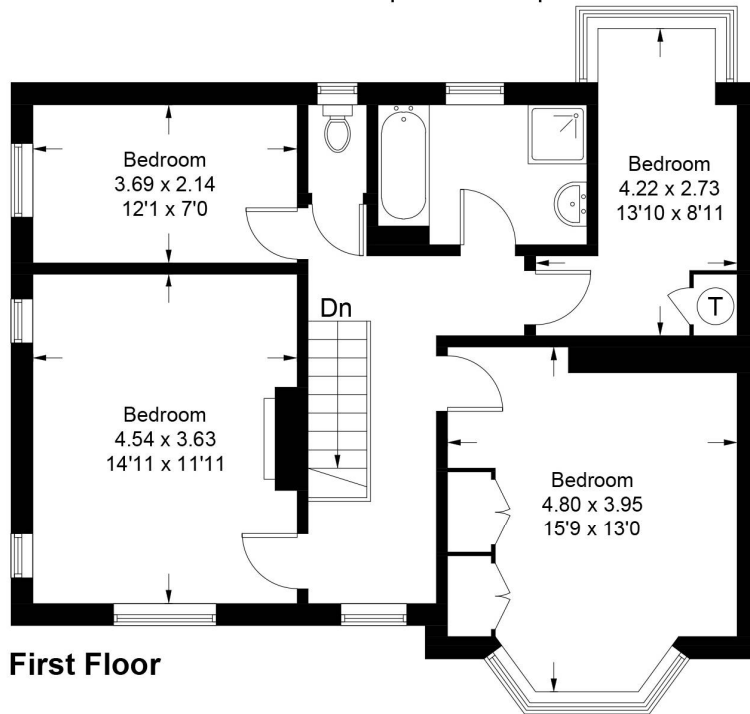


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