



49 High Street, Hythe, Kent CT21 5AD



26 MONCRIEFF GARDENS HYTHE

£825,000 Freehold

Forming part of a small and exclusive development, moments from the beach, this impressive four bedroom detached house provides spacious living accommodation which has been designed to compliment a modern lifestyle, a garden room opening onto the attractively landscaped garden, utility room and parking. EPC B.



26 Moncrieff Gardens

Imperial Green, Hythe CT21 6FJ

**Entrance Hall, Garden Room, Inner Hall, Utility Room, Cloakroom,
Four Bedrooms, the Principal Bedroom with En-Suite Shower Room, Bathroom,
Living Space, Dining Room open plan to Kitchen, Balcony, Cloakroom,
Parking, Landscaped Gardens to Front and Rear**

DESCRIPTION

This impressive detached house is the perfect home from which to enjoy all of the amenities Hythe has to offer. Everything is within reach yet you remain cosseted in the tranquil environment which is Imperial Green. The Hotel Imperial is on the doorstep offering a gym, spa, pool, champagne bar and restaurants, the beach is seconds away, enjoy beautiful walks along the promenade or along the banks of the historic Royal Military Canal, or stroll to the bustling town centre.

The property offers beautifully appointed accommodation which is arranged over three floors and includes an entrance hall leading to the garden room which unites the house with the garden and store room (created by dividing the integral double garage which could be easily reinstated if required), utility room and cloakroom. On the first floor the spacious landing leads to four bedrooms (one with an en-suite shower room) and a sleek modern bathroom. The second floor comprises a wonderful living space set beneath a dramatic vaulted ceiling and with a contemporary wood burning stove, sliding pocket doors lead to a wonderful kitchen (with integrated appliances) and open plan dining room. There is also a cloakroom on this floor.

The garden has been thoughtfully landscaped and enjoys a westerly aspect making it the ideal environment for alfresco dining and entertaining. There is a double width driveway to the front of the house creating off street parking.

SITUATION

Imperial Green is a small and exclusive development set within the grounds of the historic Imperial Hotel on level ground moments from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its 4 supermarkets (including Waitrose & Sainsbury) and bustling High Street with a comprehensive range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step) with spa, pool gym, restaurant and champagne bar, cricket, lawn tennis, bowls, squash and sailing clubs, and two golf courses, one being part of the Imperial Hotel.

The area is fortunate in having particularly good communications as there is a main line railway station at Sandling and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away and Ashford International Passenger Terminal with regular Eurostar services to Paris & Brussels (both 2 hours) is only 20 minutes by car. Folkestone West (approx 2.8 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door, engineered oak flooring, staircase to 1st floor, access to under stairs storage cupboard, radiator, doors to:

CLOAKROOM

Low-level WC with concealed cistern, wall hung wash basin with mixer tap, tiled floor, obscure double glazed window, extractor fan, recessed lighting, heated ladder rack towel rail.

INNER HALL

Access to cloaks cupboard, space for freestanding fridge freezer, full wall of storage cupboards, obscure double glazed window, recessed lighting, door to:-

GARDEN ROOM

Bi-folding double glazed doors opening to and overlooking the rear garden, radiator, recessed lighting, tiled floor, radiator, door to:-

UTILITY ROOM

Work surface inset with under mounted deep ceramic Butler s sink with mixer tap above and cupboard below with recesses and provision alongside for washing machine and tumble dryer, tiled splashbacks, wall shelving, wall mounted gas fired boiler and Vent-Axia air filtration system, panelled door with double glazed window to side opening to and overlooking the rear garden, tiled floor, radiator.

FIRST FLOOR LANDING

Double glazed window over stairwell, staircase to 2nd floor, access to the airing cupboard housing hot water cylinder, radiator, recessed lighting, doors to:-

BEDROOM 1

Range of built-in wardrobe cupboards concealed behind sliding timber doors, recessed lighting, timber framed and double glazed corner window to front enjoying a pleasant open aspect, radiator, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled rain head shower with separate hand held attachment, low level wc with concealed cistern, wall hung wash basin with mixer tap, shaver point, recessed lighting, extractor fan, heated ladder rack towel rail, obscure double glazed window.

BEDROOM 2

Range of built-in wardrobe cupboards concealed behind sliding timber doors, double glazed window to side, radiator.

BEDROOM 3

Range of built-in wardrobe cupboards concealed behind sliding timber doors, double glazed window to the rear, radiator.

BEDROOM 4

Range of built-in wardrobe cupboards concealed behind sliding timber doors, double glazed window to rear, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower and glazed shower screen, wall hung wash basin with mixer tap, low level wc with concealed cistern, tiled floor, heated ladder rack towel rail, recessed lighting, extractor fan, obscure double glazed window.

SECOND FLOOR LANDING

Double glazed window over stairwell, Velux window, radiator, recessed lighting, access to walk in cupboard, cloakroom and kitchen, door to:-



LIVING SPACE

A generous space set beneath a dramatic vaulted ceiling incorporating pair of electronically operated double glazed Velux roof lights, engineered oak flooring, free standing contemporary wood burning stove, double glazed sliding patio door opening to the balcony, double glazed window to side, radiators, two wall light points, engineered oak flooring, pair of recessed pocket doors leading to:

DINING AREA

Coordinating flooring with that in the living space and set beneath a vaulted ceiling, double glazed corner window to rear, radiator, open through to:-

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, integrated wine fridge, integrated Bosch double oven and integrated fridge freezer, quartz worksurface inset with undermounted sink with grooved drainage to side and mixer tap, coordinating up stands, Neff 5 burner gas hob with extractor hood above, coordinating wall cupboards, integrated Neff microwave, double glazed window to rear, heated ladder rack towel rail, tiled floor.

BALCONY

A generous decked space enclosed by glazed balustrade with outside lighting and pleasant views.

EPC Rating B

COUNCIL TAX

Band G approx. £3493.20 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.




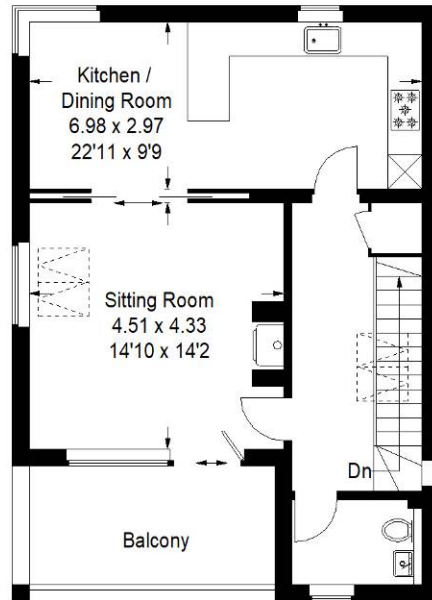


Moncrieff Gardens, Hythe, CT21

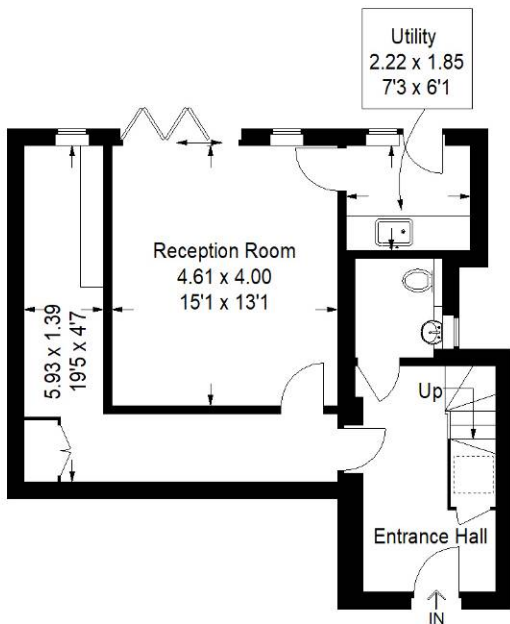
Approximate Gross Internal Area
 Ground Floor = 51.6 sq m / 555 sq ft
 First Floor = 85.1 sq m / 916 sq ft
 Second Floor = 58.2 sq m / 626 sq ft
 Total = 194.9 sq m / 2097 sq ft



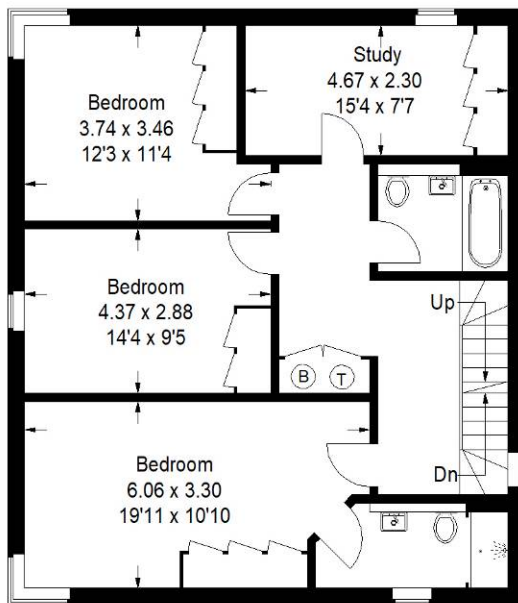
 = Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID 893105)