



**DUNKERY,  
CHURCH ROAD, HYTHE**

**£495,000 Freehold**

Set behind a high ragstone wall in a peaceful location, in the heart of the Conservation Area, this substantial three bedroom detached bungalow now requires refurbishment however, occupying a generous plot, it has the potential to provide an exceptional home and is considered well worthy of any expenditure required. EPC E.



# **Dunkery**

## **Church Road, Hythe CT21 5DP**

### **Entrance Hall, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Cloakroom, Garage, Parking, Gardens To Front and Rear**

#### **DESCRIPTION**

Situated in an idyllic position in the heart of the town, just along from Hythe's historic St Leonards Church, this detached bungalow has been in the hands of the same family for many years and it is fair to say that the property now requires extensive refurbishment and updating. However, as it occupies a generous plot and enjoys well proportioned accommodation it offers intending purchasers the opportunity to create a superb home tailored to suit their own tastes and requirements, is considered well worthy of any expenditure required and has been priced accordingly. There may also be scope to extend (subject to all necessary consents being obtained).

The property is set behind a high Grade II Listed ragstone wall affording a great deal of privacy to the front garden, alongside this is a driveway providing off street parking and access to the garage. A pathway winds through the garden to the front door and entrance hall which leads to the very comfortably proportioned accommodation which comprises a spacious sitting open plan to the dining room, a kitchen, three double bedrooms, a bathroom and a cloakroom.

Whilst currently somewhat overgrown, the garden to the rear of the bungalow will be a particularly appealing asset of the property as it enjoys a southerly aspect, is of a generous size and is delightfully secluded. The retaining wall at the end of the garden which fronts Hillside Street is Grade II Listed and does require repair.

#### **SITUATION**

Church Road is situated within the desirable Conservation Area of the town, three roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, doctors' surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE HALL**

Access to loft space, access to shelved linen cupboard, access to further storage cupboard, radiator, doors to:

### **SITTING ROOM**

A generous space with polished pine fireplace surround, gas point for fire, tiled hearth, coved ceiling, double glazed picture window and double glazed casement doors opening to and overlooking the rear garden, radiator, open plan to:

### **DINING ROOM**

Coved ceiling, double glazed window to side, radiator.

### **KITCHEN**

Base cupboard and drawer units, roll top worktops, stainless steel sink with twin drainers, tiled splashbacks, coordinating wall cupboards, built-in shelved larder cupboard, window to front, floor standing oil fired boiler.

### **BEDROOM**

Built-in wardrobes to either side of a recess housing a wash basin, coved ceiling, secondary glazed window to rear, radiator.

### **BEDROOM**

Coved ceiling, pedestal wash basin, double glazed window to rear, radiator.

### **BEDROOM**

Built-in wardrobe cupboards, coved ceiling, secondary glazed window to front, radiator.

### **BATHROOM**

Panelled bath within a tiled surround, pedestal wash basin, low-level WC, two windows to front, heated towel rail.

### **CLOAKROOM**

Low level w.c., wash basin, window to front.

### **OUTSIDE**

#### **FRONT GARDEN**

Dunkery is sat behind a tall rag stone wall broken by a driveway providing off-road parking for a single vehicle before the **detached brick built garage**. To the side of the driveway a wrought iron gate opens to a path and flight of steps leading down to the front door. The remainder of the garden incorporates an area of lawn surrounded by various shrubs and trees but is somewhat overgrown at the moment. Side access can be gained to the:

#### **REAR GARDEN**

The garden to the rear of the property enjoys a sunny aspect and incorporates a an elevated paved terrace with steps leading down to the remainder of the garden. Again the garden is somewhat overgrown but incorporates an area of lawn backed by various mature shrubs and specimen trees. There is also an ornamental pond. Attached to the property is a brick built store behind which is the oil tank.

### **EPC Rating Band E.**

### **COUNCIL TAX**

Band E approx. £2685.26 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

# Dunkery, Hythe, CT21

Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft

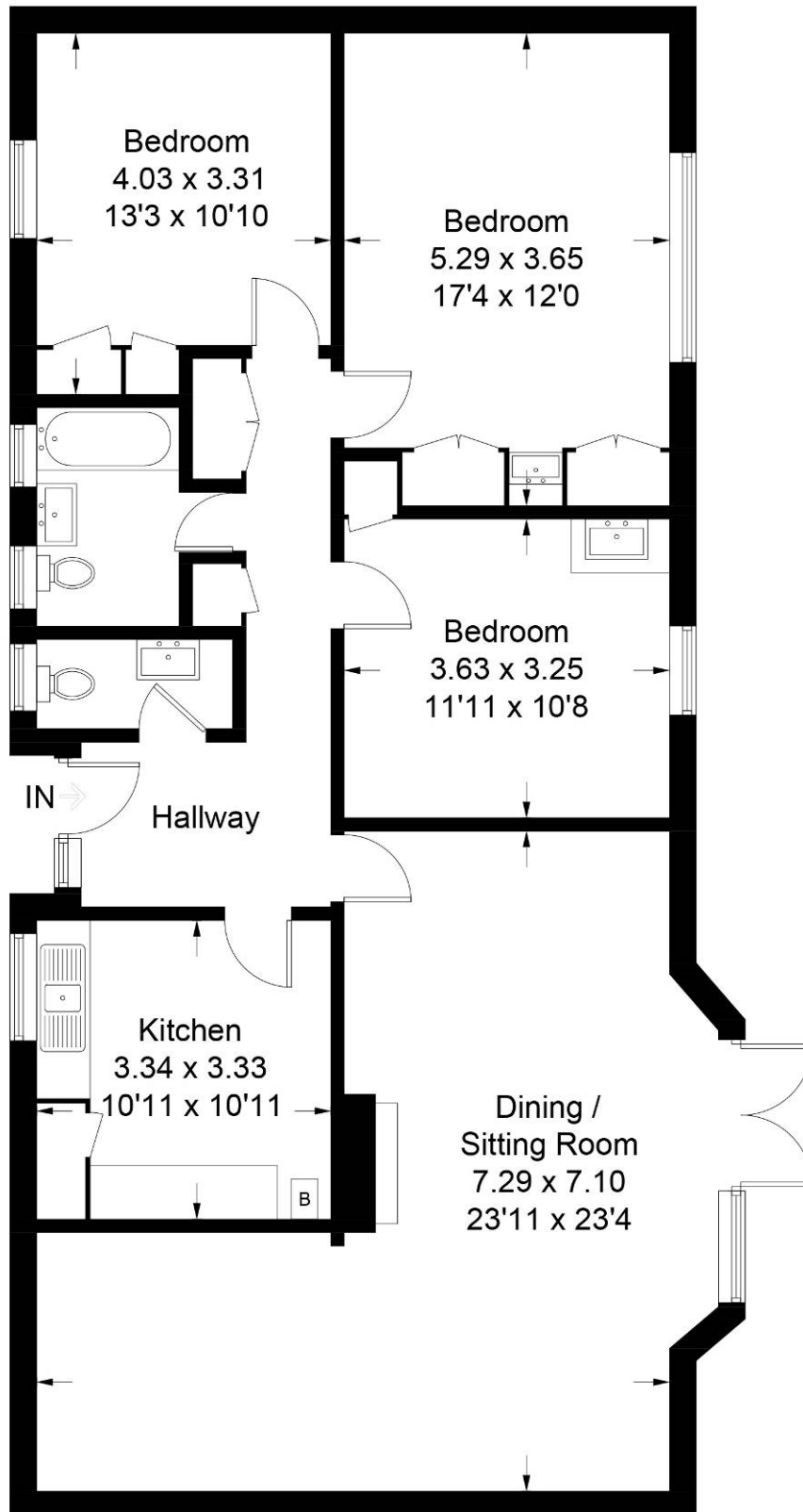


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