



49 High Street, Hythe, Kent CT21 5AD



COSY CORNER BARRACK HILL, HYTHE

£485,000 Freehold

An attractive detached house on level ground in a much sought after location. The property provides impeccably presented, comfortable accommodation which includes a sitting room, kitchen/dining room, utility/cloakroom, 2 bedrooms (both en-suite). Parking and gardens. EPC C.



Cosy Corner Barrack Hill Hythe CT21 4BZ

**Entrance Hall, Open Plan Kitchen/Dining Room,
Sitting Room, Utility Room & Cloakroom,
2 Bedrooms (Both with En-Suite Bathroom/Shower Room)
Delightful Rear Garden, Off Road Parking**

DESCRIPTION

This stunning detached house was designed and built for the current owners to their own exacting specification 5 years ago and enjoys attractively presented accommodation of particularly comfortable proportions. The property comprises a welcoming entrance hall, sitting room, a stunning open plan kitchen/dining living space with integrated appliances and doors uniting the space with the garden, utility/cloakroom on the ground floor all benefiting from underfloor heating. On the first floor there are two double bedrooms, each with built in wardrobes and en-suite bathrooms.

The outside space is a particularly attractive aspect of the property with ample parking at the front and a south west facing garden to the rear

SITUATION

Set at the foot of the hill, Barrack Hill is a sought after location only a short level walk from the Royal Military Canal, town centre and is close to bus routes. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), and bustling High street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is within reasonable walking distance and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, two golf courses and sailing club.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Sandling (Saltwood) (2 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford. (All times and distances are approximate).

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The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with opaque double glazed full height windows to either side, staircase to 1st floor, access to deep understairs cupboard, door to sitting room and door to utility room, recessed lighting, timber effect flooring with underfloor heating, open through to:-

OPEN PLAN KITCHEN/DINING ROOM

Timber effect flooring throughout with underfloor heating.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Lamona dishwasher, Square edged wood effect worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, tiled splashback's, integrated oven, coordinating wall cupboards, integrated Lamona fridge freezer, integrated microwave, coordinating peninsula breakfast bar with cupboards beneath and curved wood effect worksurface inset with induction hob with extractor above, double glazed window overlooking the rear garden, recessed lighting.

DINING AREA

Double glazed doors giving access to the rear garden, recessed lighting.

UTILITY ROOM/CLOAKROOM

Well fitted with a range of base cupboards incorporating integrated Beco washing machine, water softener, square edge wood effect worksurface inset with stainless steel sink with mixer tap, tiled splashback's, coordinating wall cupboards, wall mounted Valiant gas boiler, low level WC, obscure double glazed window to front, timber effect flooring with underfloor heating, recessed lighting.

SITTING ROOM

Double glazed doors giving access to the rear garden, double glazed window to front, recessed lighting, under floor heating.

FIRST FLOOR LANDING

Access to loft space, double glazed window to front, radiator.

BEDROOM 1

Fitted wardrobes concealed by sliding doors, double glazed doors to rear opening to a Juliet balcony, double glazed window to front, central ceiling fan (with remote control), radiator, door to:-

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, tiled shower enclosure with thermostatically controlled shower (with remote control), wash-basin set into worksurface with vanity cupboard below, tiled walls, timber effect flooring, heated ladder rack towel rail, recessed lighting, obscure double glazed window, extractor fan.

BEDROOM 2

Fitted wardrobes concealed by sliding doors, double glazed window to front, recessed lighting, central ceiling fan (with remote control), radiator, door to:-

EN-SUITE SHOWER ROOM

Twin size walk-in shower enclosure with thermostatically controlled shower (with remote control), low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, tiled walls, recessed lighting, obscure double glazed window to rear, timber effect flooring, heated ladder rack towel rail.





OUTSIDE

FRONT

The property is approached via a driveway providing off road parking for two vehicles. The garden to the front is set behind a brick built wall and timber panelled fencing, topped in stone for ease of maintenance. Access can be gained to either side of the property to the rear garden.

REAR

Directly to the rear of the property is a pleasant paved terrace leading down to a

further area topped in stone and is well enclosed by ragstone walls and close boarded timber panelled fencing. Delightfully secluded and the ideal environment to relax and dine alfresco.

EPC Rating C

COUNCIL TAX

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

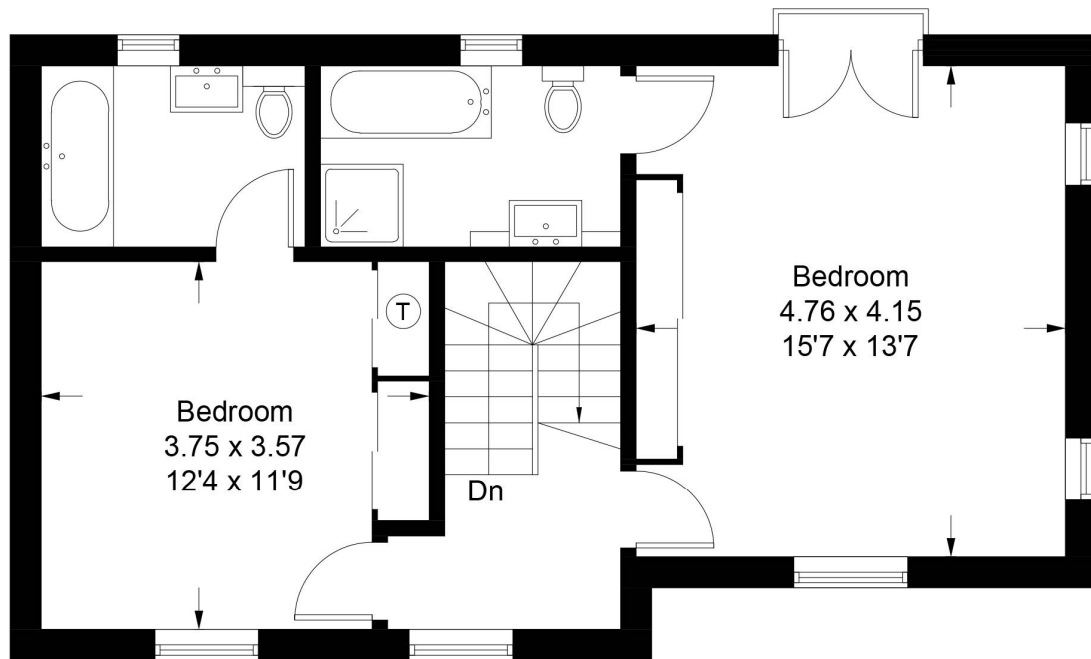
VIEWING

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

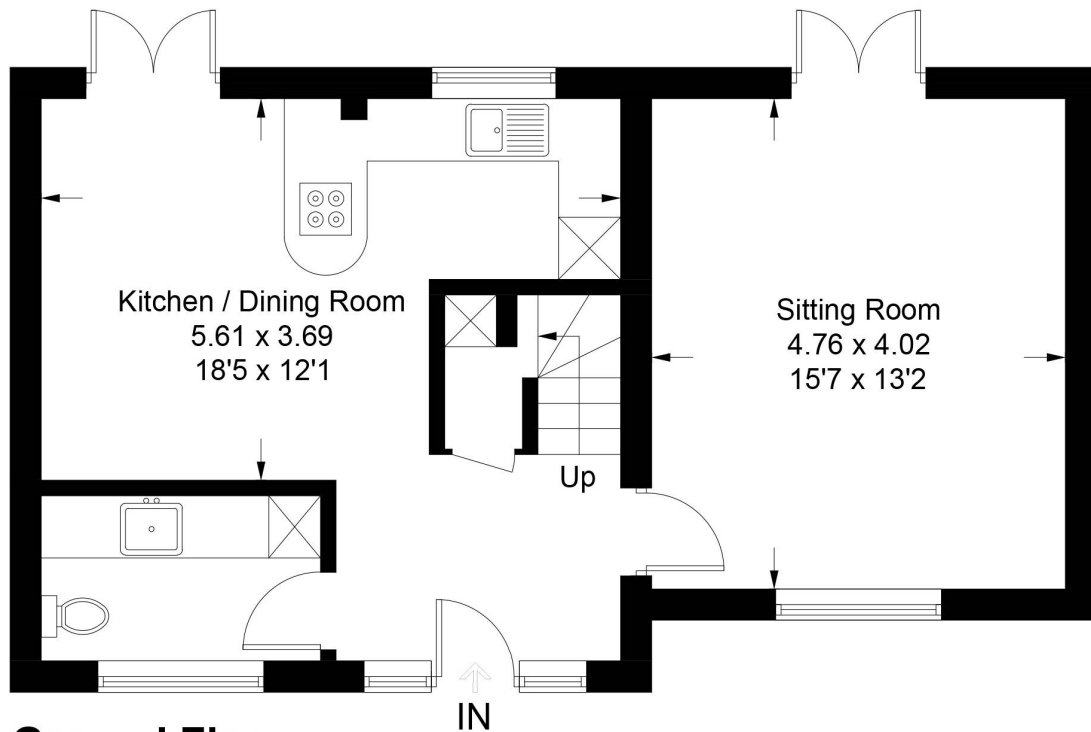


Cosy Cottage, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 51.5 sq m / 554 sq ft
First Floor = 51.1 sq m / 550 sq ft
Total = 102.6 sq m / 1104 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010672)