



49 High Street, Hythe, Kent CT21 5AD



**OAKHURST,
DIXWELL ROAD, FOLKESTONE**

£1,750,000 Freehold

One of the finest homes in Folkestone, set in walled gardens of approx. 0.62 of an acre in a prestigious West End location. This 5 bedroom property, which exudes charm, character and originality throughout provides circa 5737 sq ft of versatile accommodation plus a 1628 sq ft attic room and an outbuilding. Ample parking. EPC D



Oakhurst , Dixwell Road, Folkestone CT20 2JB

Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Morning Room, Study, Kitchen/Breakfast Room, Utility Room, Boiler Room, Shower & Cloakroom, Principal Bedroom Suite with En-Suite Dressing Room and Bathroom, Second Bedroom with En-Suite Bathroom, Three Further Bedrooms, Bath and Shower Rooms, Garage, Workshop, Outdoor Kitchen

DESCRIPTION Oakhurst is a fine example of the work of renowned architect, Mr Edgar Ranger who was inspired by the Arts & Crafts movement, an influence which is evident throughout this impressive home is amongst the finest in the area. Built in circa 1930 and sympathetically extended at a later date, the house exudes charm and character with a wealth of original architectural details throughout including joinery, plaster mouldings and fireplaces.

The elegantly proportioned accommodation totals circa 5737 sq ft (plus a 1628 sq ft attic room and outbuildings) and comprises a wonderful reception hall with a grand staircase and beautiful panelling leading to the 34ft drawing room with its beautifully detailed ceiling, a feature repeated in both the magnificent dining room and the morning room. There is also a study. The kitchen, pantry and utility room have been recently refitted in a sleek contemporary style and a boiler room, shower room and guest cloakroom complete the ground floor. On the first floor the delightful galleried landing leads to the principal suite with en-suite bathroom and dressing room, four further bedrooms, one with an additional en-suite bathroom and further bath and shower rooms. The attic room is vast and could be utilised for a variety of purposes.

The house stands in delightfully secluded, walled gardens which have been thoughtfully planted for year round interest. Various garden rooms provide inviting spaces for alfresco dining and entertaining. There is a generous driveway providing parking for numerous vehicles and access to the integral garage. There is also a useful outbuilding and outdoor kitchen. Direct access can be gained to the adjoining Balfour Gardens on the eastern boundary, part of the Radnor Estate, for which Oakhurst contributes circa £328 per annum towards the maintenance of.

SITUATION Dixwell Road is an exclusive address within Folkestone's sought after West End within a short, level walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). Both the Girls and Boys Grammar Schools and highly regarded primary schools including Sandgate and Morehall, The Turner School and The Academy are also within walking distance. The property is only about a mile from Folkestone town centre and the picturesque Leas Promenade is seconds away at the end of the road. From here fine views of the English Channel and to the coast of France can be enjoyed and access can be gained to the coastal path at the foot of The Leas. This can be followed to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are about 1.5 and 3.5 miles distant respectively.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via an oak panelled door with astragal glazed windows to either side, polished timber floorboards, oak panelled walls, deep moulded cornice with acanthus leaf and egg and dart detail, astragal glazed doors opening to:

RECEPTION HALL

Polished timber floorboards, oak panelled walls, deep moulded cornice with acanthus leaf and egg and dart detail, ceiling with coordinating decorative mouldings including putti reliefs, staircase first floor with polished oak handrail, baluster shaped spindles terminating in a square oak new post, radiator concealed by decorative cover, access to under stairs storage cupboard, double glazed window to rear, doors to:

DRAWING ROOM

Polished timber floorboards, deep moulded cornice with acanthus leaf detail which is reflected in the decorative mouldings on the ceiling, painted bolelection style fireplace surround with marble insert and provision for an open fire over a stone hearth, arched display niche with scrolled shell detail and scalloped glass shelves, deep bay with double glazed windows to front overlooking the gardens and incorporating radiator concealed by decorative grills, further bay with double glazed windows to side overlooking the garden and incorporating radiator concealed by decorative grills, further arched leaded window to front.

DINING ROOM

Polished timber floorboards, painted bolelection style fireplace surround with marble insert and provision for an open fire above a coordinating marble hearth, deep moulded cornice depicting owls, eagles, squirrels and other animals together with floral motifs which are reflected in the decorative mouldings on the ceiling, deep bay with double glazed windows to front overlooking the garden, radiator, door to:

INNER HALLWAY

Walls panelled to half height, door returning to reception hall, eyelevel glazed shelved storage cupboard, tiled floor, panelled and glazed door to rear, secondary staircase to 1st floor, doors to study, shower room, garage, boiler room and:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary finish and incorporating an integrated dishwasher and deep pan drawers with highly decorative quartz worktops inset with Miele multi point induction hob and under mounted with pair of sinks with mixer tap, coordinating splashback, coordinating wall cabinets incorporating glazed display cabinet, further bank of units incorporating subzero fridge/freezer flanked by bookshelves with cupboards above and drawers below, tower unit incorporating pair of Neff ovens and warming drawer, double glazed window to rear openings to utility room and **PANTRY** incorporating pull-out larder cupboards with flights of drawers beneath, tiled floor with underfloor heating, coved ceiling, recessed lighting, double glazed windows to rear overlooking the garden, wall mounted heated ladder towel rail.

UTILITY ROOM

Base cupboards coordinating with those in the kitchen and incorporating space and provision for washing machine and tumble dryer, highly decorative quartz worktop unmounted with deep ceramic butlers sink with mixer tap, coordinating up stands, coordinating wall cupboards, bank of units incorporating full height shelved storage cupboards and integrated Miele combi microwave oven, tiled floor, double glazed windows to side and rear.

STUDY

Double glazed window to rear, radiator.





SHOWER ROOM

Tiled shower enclosure, wall hung wash basin, low-level WC with high-level system, double glazed window to front, radiator.

BOILER ROOM

Approached via a flight of steps leading down, three wall mounted Worcester gas fired boilers, floor standing hot water cylinder, various pumps, window to front, power and light.

GARAGE

Of a generous size with electronically operated folding up and over door to front.

INNER HALLWAY

Polished timber floorboards, walls panelled to $\frac{3}{4}$ height incorporating concealed storage cupboard with scalloped shelving, further cloaks/storage cupboard, deep moulded cornice depicting leaves and vines, doors to **walk-in storage cupboard** with encaustic tiled floor and with door and double glazed window to rear, cloakroom and:

MORNING ROOM

Polished timber floorboards, chimney breast flanked by a pair of recesses each fitted with shelved display cabinets with astragal glazed sliding doors, deep moulded cornice depicting scrolled acanthus leaves reflected in the decorative mouldings on the ceiling, pair of double glazed windows to rear, bay with double glazed window to side overlooking the garden, radiator.

CLOAKROOM

Wash basin set into a marble worktop with vanity cupboard beneath, low level WC, encaustic tiled floor, walls tiled to half height, double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window over stairwell, radiators, dentil moulded cornice with scrolled and floral frieze beneath, access to built in cupboard, door to walk in linen cupboard, door to inner hall and doors to:-

PRINCIPAL SUITE

Painted bolelection style fireplace surround with tiled insert, deep bay with double glazed windows to front overlooking the gardens, access to built-in cupboard, deep moulded cornice, radiator, sliding doors to dressing room, door to:-

INNER HALL

Door to walk-in cupboard, door to:-

EN-SUITE BATHROOM

Freestanding bath with freestanding water spout and separate handheld shower attachment, twin sized shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, wall hung wash basin with vanity drawers below, low level WC with concealed cistern, double glazed window to front, tiled walls, tiled floor, heated towel rail, recessed lighting.

DRESSING ROOM

Double glazed bay window to side with window seat, double glazed window to front, further arched leaded window to front, deep moulded cornice, radiators.

BEDROOM

Deep bay with double glazed windows to front overlooking the gardens, full wall of built-in wardrobe cupboards, radiator, deep moulded cornice, wall light points, door to:-

EN-SUITE BATHROOM

Oval bath with central mixer tap, low level WC with concealed cistern, wall hung wash basin with vanity cupboard below, walk-in shower with thermostatically controlled rain-head shower and separate hand held attachment, double glazed window to front, tiled walls, tiled floor, recessed lighting, heated towel rail.

BEDROOM

Painted bolelection style fireplace surround with tiled insert, double glazed bay window to side, pair of double glazed windows to rear, built-in wardrobe cupboards, deep moulded cornice, radiator.

BATHROOM

Japanese style deep soaking bath, tiled shower enclosure with thermostatically controlled shower, recessed lighting, low level WC, wash basin with vanity drawers below, double glazed window to rear, tiled floor, tiled walls, heated towel rail.

INNER HALL

Access to built-in cupboards, staircase to ground floor, doors to:-

CLOAKROOM

Low level WC, wall hung wash basin, double glazed window to rear, tiled floor.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboards and drawers below, tiled floor, recess lighting, heated towel rail, double glazed window to rear.

BEDROOM

Built in wardrobe cupboards, double glazed windows to side and rear, radiator.

STORAGE ROOM

Staircase to 2nd floor, double glazed window to rear, radiator.

SECOND FLOOR LANDING

Access to walk-in eaves storage, door to:-

ATTIC ROOM

Three dormer windows to front and one to rear, access to walk-in eaves space.

OUTSIDE

Oakhurst is set in grounds of approximately 0.62 of an acre of walled gardens with a generous frontage of some 170 feet to Dixwell Road. A pair of electronically operated gates open to a long driveway leading into the garage and providing off-road parking for a number of vehicles and a further gate with entry phone system set between a pair of tall brick peers topped by decorative finials opens to a central Yorkstone pathway leading beneath the boughs of overhanging trees, between

expanses of lawn to a break in a mature yew hedge where a flight of steps flanked by a pair of lanterns lead to the continuation of the York stone path which approaches the main entrance to the house. To either side of the path are expanses of lawn dotted by specimen topiary yews. The pathway continues across the front of the house, to the left leading to the drive and to the right to a further area of garden wrapping around the side of the house where there is an attractive ornamental pond stocked with the appropriate aquatic plants, banks of shrubs and ornamental trees affording a great deal of privacy to the property, a raised rose garden and a flight of steps leading down to a further area of lawn with a seating area which enjoys shade provided by the overhanging magnolia and flowering cherry trees. The lawn continues to the rear of the house where there are two terraces paved in natural stone and a raised bed planted with a variety of shrubs, herbaceous and other plants including phormium, ornamental grasses, hydrangeas, Japanese anemone, rosemary and japonica fatsia amongst others. A latticework gate gives access to a pathway continuing to the side of the house and returning to the driveway.

OUTBUILDING

The outbuilding was formally the large double garage to the house which could be accessed with a vehicle by opening up the rear wall of the garage. The building provides a useful storage facility but retains the original folding doors and could easily be reinstated as a garage. Adjoining this building is a further room incorporating various base cabinets with worktops also inset with a pair of stainless steel sink and drainers.

EPC Rating Band D.

COUNCIL TAX

Band H approx. £4683.26 (2024/25)
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.

Oakhurst, Dixwell Road



Approximate Gross Internal Area :-

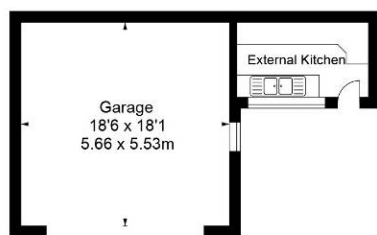
Ground Floor :- 269.70 sq m / 2903 sq ft

First Floor :- 263.33 sq m / 2834 sq ft

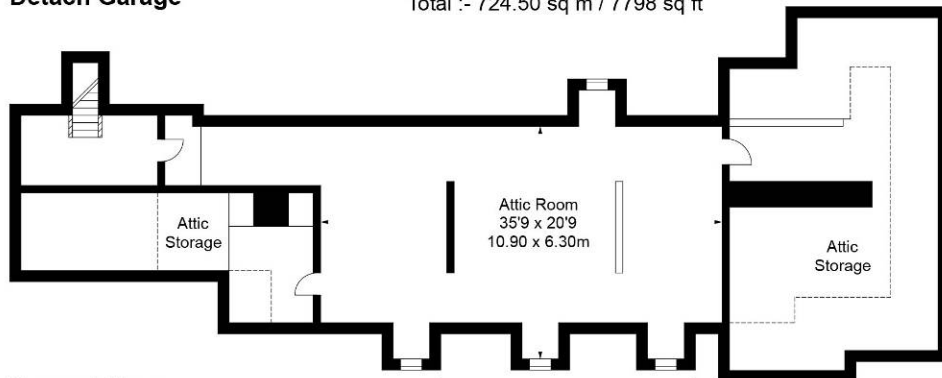
Second Floor :- 151.27 sq m / 1628 sq ft

Detach Garage / External Kitchen :- 40.20 sq m / 433 sq ft

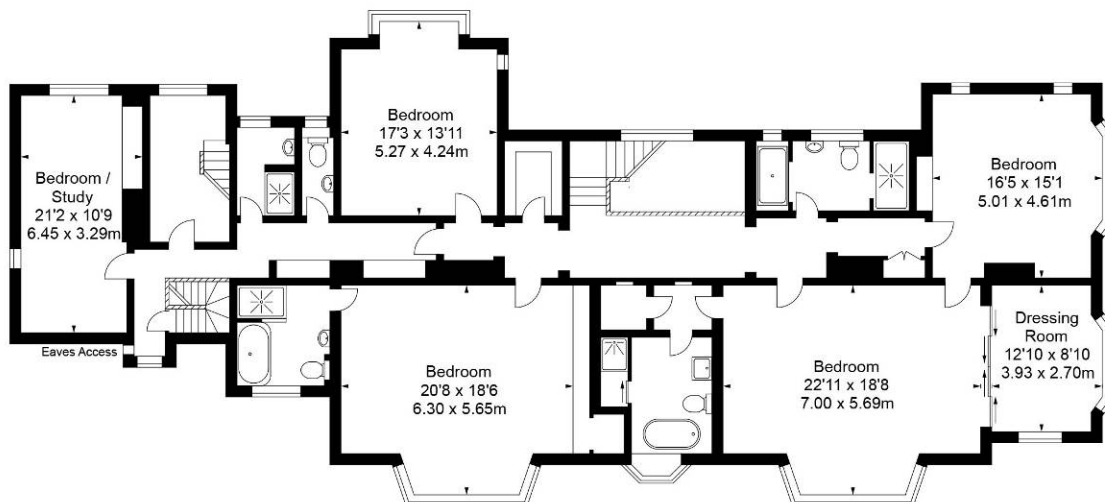
Total :- 724.50 sq m / 7798 sq ft



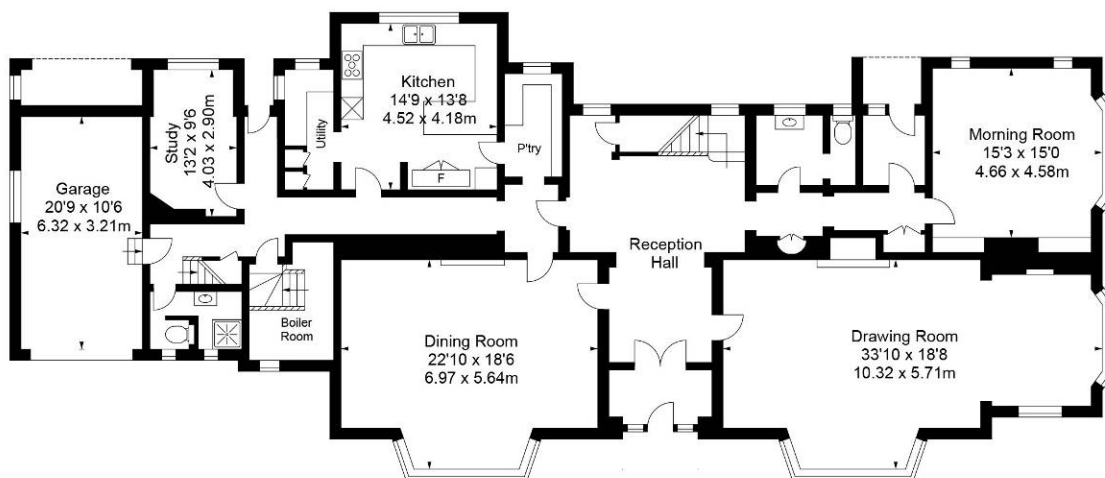
Detach Garage



Second Floor



First Floor



Ground Floor