



49 High Street, Hythe, Kent CT21 5AD



3 DEEDS CLOSE, HYTHE

£675,000 Freehold

Situated on a pretty cul-de-sac, a short walk of the town centre, this substantial family home has been much improved by the owner and now offers attractively presented, well proportioned accommodation. 2 reception rooms, kitchen, utility room, 4 double bedrooms (1 en-suite). Garage, parking, gardens. EPC D



3 Deedes Close, Hythe CT21 5HZ

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room,
Cloakroom,
Four Double Bedrooms (the principal bedroom with En-Suite Shower
Room), Bathroom.
Integral Garage, Ample Parking, Gardens to Front and Rear**

DESCRIPTION

This substantial semi detached family home is ideally situated on a pretty cul-de-sac. The property has benefitted from a thoughtfully planned extension which has considerably enhanced the accommodation which now comprises a wide and welcoming entrance hall which is open plan to the dual aspect sitting room with its cosy wood burning stove, the dining room which is, in part, open plan to the attractively fitted kitchen beyond which is the large utility room which provides access to the integral garage. There is also a cloakroom on the ground floor. The first floor landing offers a useful study area and leads to four double bedrooms, two with impressive vaulted ceilings and the principal room with an en-suite shower room. There is also a smartly fitted family bathroom.

To the front of the house there is a wide block paved driveway providing ample off road parking and access to the integral garage. Side access can be gained to the generous rear garden which enjoys a westerly aspect. Beyond the garden is a further lawned area with various fruit trees, we are advised that this area is leased from the local authority for circa £100 per annum.

SITUATION

Deedes Close is particularly desirable location, at the foot of Tanners Hill Gardens, which backs directly onto and accesses Eaton Lands, within walking distance of the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools also within a short walk and Brockhill Performing Arts College is only a little further on. 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 offering a range of independent shops, restaurants and cafes is also within a short walk. There are 4 supermarkets in the town (including Waitrose, Sainsburys and Aldi). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, 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. Directly at the end of the garden there is a large expanse of open ground known as Eaton Lands which comprises a playing field, wild flower meadow, allotments and a wooded valley.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 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 PORCH

Entered via a timber panelled and glazed door with glass block windows to either side, timber panelled and obscured glazed door with obscured glazed windows to either side, opening to:

ENTRANCE HALL

Coved ceiling, staircase to 1st floor, door to cloakroom, open plan to dining room and:

SITTING ROOM

Substantial inglenook style fireplace recess with freestanding wood burning stove above a quarry paved hearth and beneath a substantial oak bressummer beam, coved ceiling, double glazed window to front overlooking the garden, double glazed sliding doors opening to the rear garden, radiator.

DINING ROOM

Timber effect flooring, coved ceiling, painted timber fireplace surround with cast-iron insert, double glazed window to front overlooking the garden, radiator, square opening to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style incorporating plumbing for dishwasher with square-edged marble effect work tops insets with ceramic sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, integrated fridge and freezer, coordinating island unit, former fireplace, recess housing freestanding Rangemaster dual fuel stove with five burner gas hob and three electric ovens, tiled floor with underfloor heating, coved ceiling, recessed lighting, double glazed window to rear, overlooking the garden, door to:

UTILITY ROOM

Range of base cupboard and drawer units incorporating recesses and provision for washing machine and tumble dryer, roll top worktops and sit with 1 ½ bowl stainless steel

sink and drainer unit, coordinating wall cupboards, built-in storage cupboard, underfloor heating, double glazed window and door to garden, door to garage, radiator.

CLOAKROOM

Access to understairs storage cupboard, low-level WC, corner wash basin with tiled splashback, tiled floor, obscured double glazed window to rear, radiator.

FIRST FLOOR LANDING

Double glazed window to rear overlooking the garden from above the stairwell, a generous space currently used as a study area, coved ceiling, built-in shelved heated linen cupboard housing factory lagged hot water cylinder, access to loft space, recessed lighting, radiator, doors to:

BEDROOM

Various built-in wardrobe cupboards, polished timber floorboards, coved ceiling, double glazed window to rear overlooking the garden, double glazed window to front with views to the sea, two radiators, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled rain-head shower, close coupled WC, wash basin with tiled splashback and vanity cupboard below, tiled floor with underfloor heating, obscured double glazed window to front, heated ladder rack towel rail.

BEDROOM

A generous space set beneath a vaulted ceiling with substantial exposed timber, double glazed window to front, double glazed Velux rooflight to side, radiator.

BEDROOM

Set beneath a vaulted ceiling with substantial exposed timber, double glazed Velux rooflight to side, double glazed window to rear, radiator.

BEDROOM

Coved ceiling, double glazed window to front, radiator.



BATHROOM

Fitted with a contemporary suite comprising twin ended bath set within a tiled surround and fitted with mixer tap, tiled shower enclosure fitted with thermostatically controlled shower, winged wash basin with mixer tap, tiled splashback and vanity cupboard below, close coupled WC, tiled floor, recessed lighting, extractor fan, two obscured double glazed windows to rear, heated ladder rack towel rails.

GARAGE

A particularly generous single garage with roller door to front, obscured double glazed window to side, Worcester gas fired wall mounted boiler, power and light.

FRONT GARDEN

To the front of the house the garden is set behind a bank of mature shrubs and trees. It is laid predominantly to lawn with a generous block paved driveway providing off road parking and access to the garage. A block paved pathway continues to the front door. A side path gives access to the:

REAR GARDEN

Directly to the rear of the house is a shallow terrace with a flight of steps leading up to further terraced paved in natural stone before the front of a timber framed summerhouse (supplied with power). Beyond this remainder of the garden is laid predominantly to lawn with various specimen shrubs, trees and fruit trees including apples, ceanothus, euonymus and others. To the far end of the garden a picket fence with a central gate beneath a wrought iron archway, opens to a further section of garden which is in the ownership of Folkestone and Hythe District Council but is leased to the property for approximately £100 per annum.

EPC Rating Band D

COUNCIL TAX

Band E approx. £2944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Approximate Gross Internal Area
 Ground Floor = 94.9 sq m / 1021 sq ft
 (Including Garage)
 First Floor = 94.4 sq m / 1016 sq ft
 Total = 189.3 sq m / 2037 sq ft

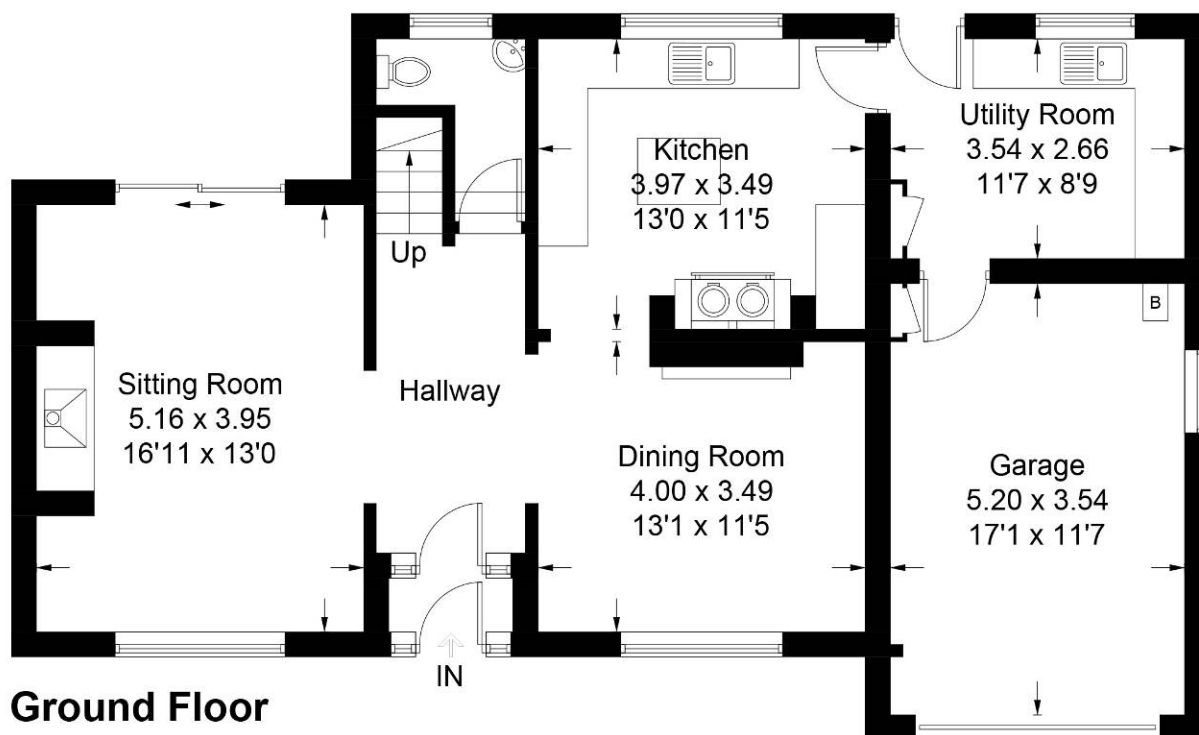
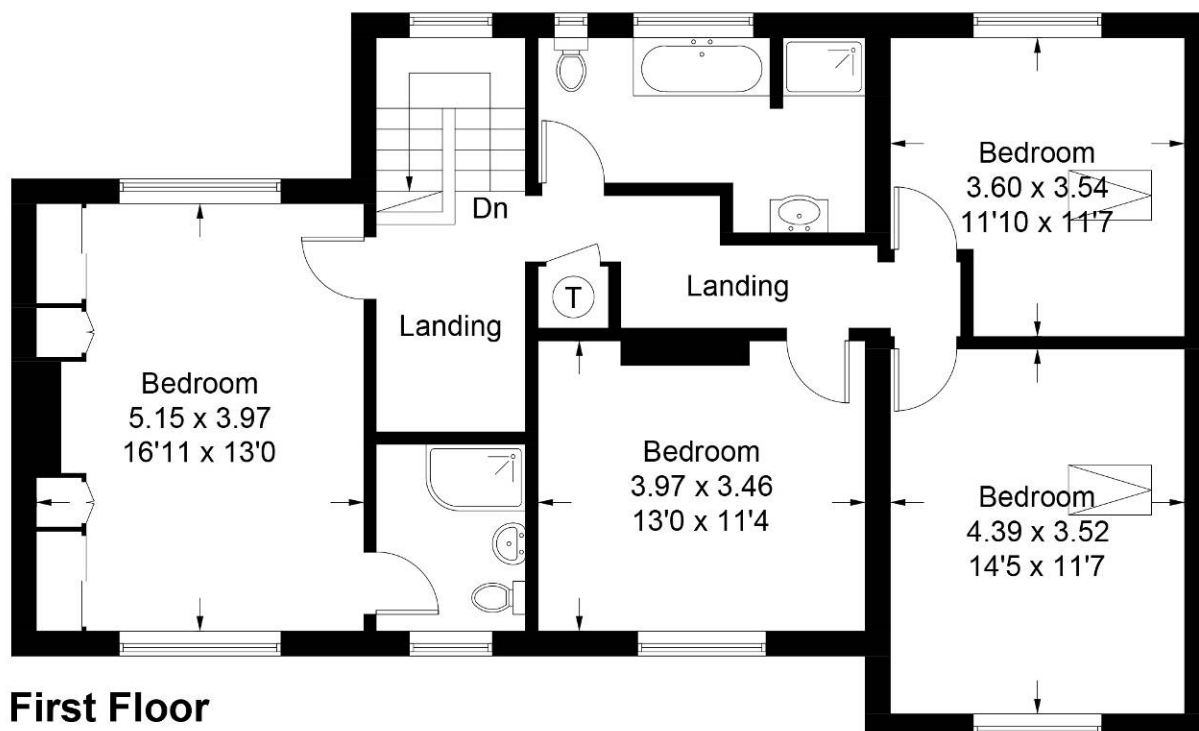


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