

49 High Street, Hythe, Kent CT21 5AD



**LOCHWOOD, 16 LONDON ROAD  
HYTHE**

**£525,000 Freehold  
NO ONWARD CHAIN**

Being offered for sale for the first time since 1961, Lochwood presents an opportunity to acquire a family home in a sought-after location. Comprising 2 reception rooms, kitchen, utility room, 5 bedrooms, 2 bathrooms, garage, off-road parking, pretty gardens. EPC tbc



**Lochwood  
16 London Road  
Hythe  
CT21 4DF**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom,  
Five Bedrooms, Bathroom, Shower Room,  
Integral Garage, Off-Road Parking,  
Delightful Rear Garden, Workshop**

**DESCRIPTION**

Lochwood enjoys a delightful setting within a small enclave of just three similar homes. The properties share a private bridge over a charming stream and a driveway, and are tucked just off the main road within easy, level walking distance of the Royal Military Canal and the High Street.

The property is being offered for sale on the open market for the first time since it was built in 1961 with the same family having lived there since. Whilst appearing to have been generally well maintained, it is fair to say that the property would now benefit from some general updating and improvement. It has been priced accordingly and offers considerable scope to create an exceptional home and is considered well worthy of any expenditure required.

The accommodation comprises an entrance hall, a generous sitting room, dining room, kitchen with adjoining utility room, cloakroom, five bedrooms, a bathroom and a shower room.

The gardens are a delight with lovely secluded seating areas, mature planting which has been carefully curated over the years to ensure year round interest, a workshop, a timber framed shed, summer house and an expanse of lawn. There is also a driveway providing off road parking and access to the integral garage.

**SITUATION**

Lochwood is well situated with only a short level walk from the town centre and close to bus routes. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk 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, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 – 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour).

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a UPVC panelled door with obscured double glazed windows to either side, tiled floor, wall hung heater, staircase to first floor, door to storage cupboard, doors to:

### **SITTING ROOM**

Of a generous size with an attractive brick-built fireplace surround encompassing an open fire over a tiled hearth, wall light points, coved ceiling, double glazed windows to front, side and rear overlooking the gardens, radiator.

### **DINING ROOM**

Tiled floor, access to understairs storage cupboard, double glazed window to front, radiator, obscured glazed door to:

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating space for floor standing Ideal Mexico gas fired boiler, roll top work surfaces inset with 2 ½ bowl sink with mixer tap, electric hob, tiled splashbacks, coordinating wall cupboards, integrated eye level double oven/grill, tiled floor, double glazed window to rear, radiator, door to shelved larder cupboard, open through to:

### **UTILITY ROOM**

Fitted with base cupboard and drawer unit with recess and provision for washing machine and tumble dryer to side, roll top work surface inset with stainless steel sink and drainer, tiled splashbacks, coordinating wall cupboards, tiled floor, double glazed door to garden, radiator, door to garage and door to:

### **CLOAKROOM**

Low level WC with concealed cistern, wall

hung washbasin, water softener, window to rear.

### **FIRST FLOOR LANDING**

Access to loft space, doors to:

### **BEDROOM**

Double glazed window to front, built-in wardrobe cupboard, radiator.

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Double glazed window to front, radiator.

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Double glazed window to front, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, double glazed window overlooking the rear garden, radiator.

### **BEDROOM**

Double glazed window to side, fitted wardrobe cupboard.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, heated towel rail, obscured double glazed window to rear, tiled walls, extractor fan.

### **BATHROOM**

Walk in bath with central mixer tap and separate handheld shower attachment, low-level WC with concealed cistern, wash basin set onto worksurface with vanity cupboard below, full height vanity cupboard, heated ladder rack towel rail, tiled walls, extractor fan, obscured double glazed window.

### **INTEGRAL GARAGE**

Electronically operated roller door to front, power and light.

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## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is occupied by a double-width driveway with the remainder of the garden being laid to lawn, surrounded by borders and planted with a variety of shrubs, herbaceous and other plants. Side access can be gained to the:

### REAR GARDEN

The garden to the rear of the property incorporates a generous paved patio area directly to the rear of the house from where steps lead up to the remainder of the garden which is laid extensively to lawn and is well enclosed by hedging and timber panelled fencing. There are various specimen trees

and shrubs, a timber framed summer house, a further area to the far end of the garden screened by conifer hedging where there is an additional timber framed storage shed. Joining the rear of the house is a brick-built workshop equipped with power and light and with obscured double-glazed door and window to front and adjacent timber-framed storage shed. Outside lighting, outside tap.

### EPC Rating tbc

### COUNCIL TAX

Band F approx. £3479.83 (2025/26)  
Folkestone & Hythe District Council.

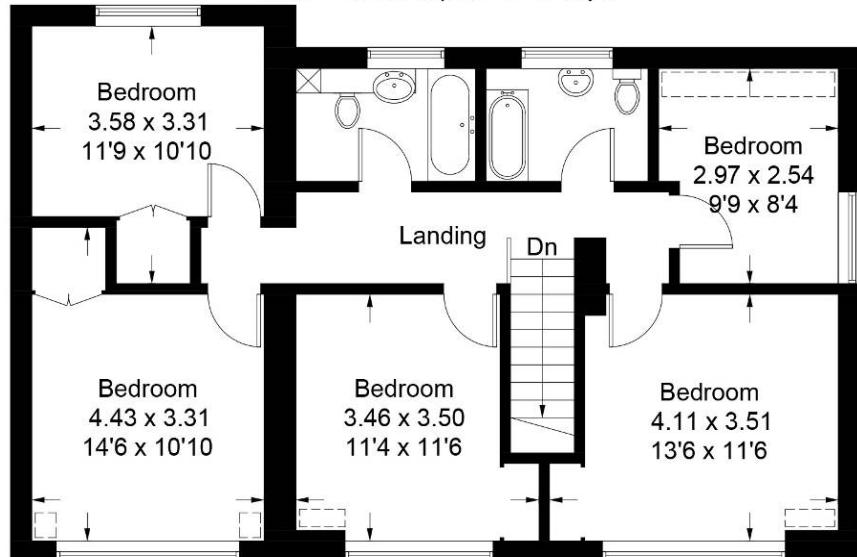
### VIEWING

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

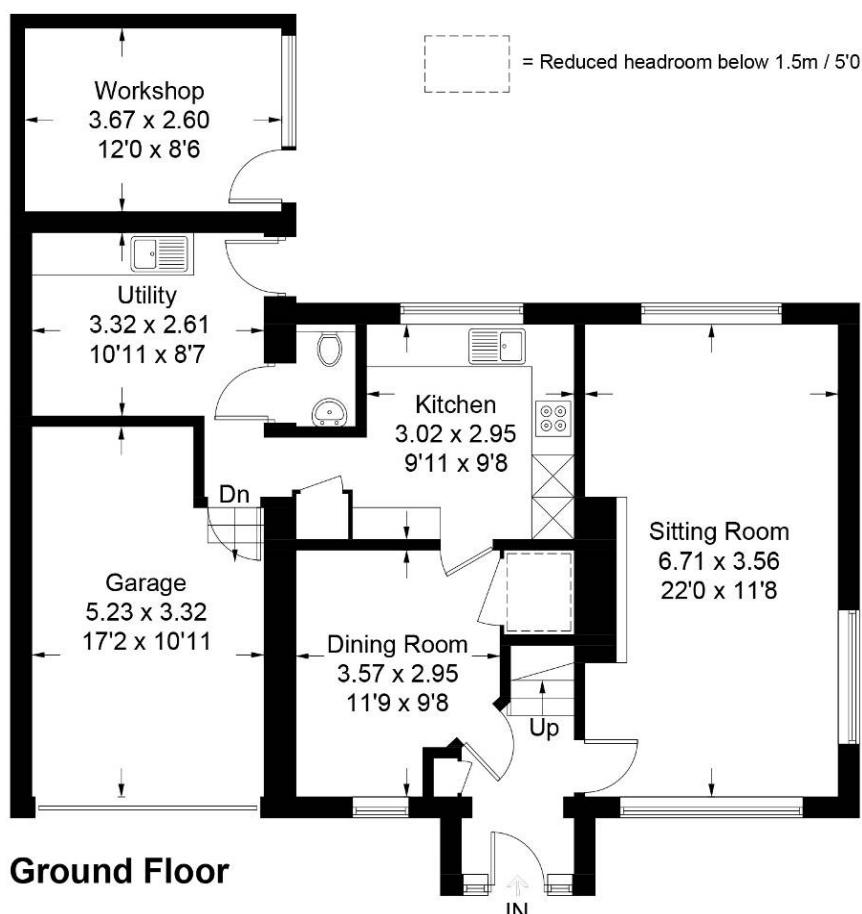


**London Road, Hythe, CT21**

Approximate Gross Internal Area  
Ground Floor = 83.1 sq m / 894 sq ft  
First Floor = 78.7 sq m / 847 sq ft  
Workshop = 9.5 sq m / 102 sq ft  
Total = 171.3 sq m / 1843 sq ft



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs co © (ID1275539)