



49 High Street, Hythe, Kent CT21 5AD



31 SHEPHERDS WALK, HYTHE

£450,000 Freehold

This well situated semi-detached house offers impeccably presented & spacious accommodation. Comprising a sitting room open plan to the dining room, smart fitted kitchen, utility room, cloakroom, four bedrooms (principal with en-suite) and a family bathroom. Integral garage, front & rear gardens. EPC TBC



**31 Shepherds Walk
Hythe
CT21 6PW**

**Entrance Vestibule, Entrance Hall, Sitting Room Open Plan to Dining Room,
Kitchen, Utility Room, Cloakroom,
Principal Bedroom with En-Suite Shower Room,
Three Further Bedrooms, Bathroom,
Integral Garage, Gardens to Front & Rear**

DESCRIPTION

Situated in a popular and peaceful location, this substantial semi-detached house offers beautifully presented and spacious accommodation. Comprising an entrance vestibule, a welcoming entrance hall leading to the sitting room with its cosy wood burning stove which is open plan to the dining room, an attractively fitted kitchen beyond which is the large utility room and which provides access to the integral garage. There is also a cloakroom on the ground floor. On the first floor are four bedrooms, the principal room with an en-suite shower room. There is also a smartly fitted family bathroom.

The property benefits from a generous rear garden which enjoys a southerly aspect. To the front of the house there is a wide block paved driveway providing ample off-road parking and access to the integral garage.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes or Folkestone with a journey time of approximately 53 minutes.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a obscured double glazed door with obscured double glazed windows to three sides, double glazed door to:

ENTRANCE HALL

Staircase to 1st floor, access to understairs storage cupboard, coved ceiling, radiator, engineered wood flooring, door to kitchen and door to:

SITTING ROOM

Fireplace recess inset with woodburning stove, double glazed window to front, coved ceiling, engineered oak flooring, open plan to:

DINING ROOM

Double glazed casement doors opening to and overlooking the rear garden, coved ceiling, engineered oak flooring, radiator, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged worksurface inset with Neff induction hob with extractor hood above, Blanco stainless steel 1 ½ bowl sink with drainer and mixer tap, coordinating up stands, tiled splashbacks, coordinating wall cupboards incorporating integrated microwave, Neff double oven/grill, further coordinating cupboard with integrated fridge (and one housing new Worcester Bosch gas fired boiler), double glazed window overlooking the rear garden, engineered wood flooring, coved ceiling, door to:

UTILITY ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, work surface inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, tiled splashbacks, space for freestanding freezer, coordinating wall cupboards, coved ceiling, contemporary vertical radiator, obscured double glazed

door giving access to the garden, obscured double glazed window, door to:

CLOAKROOM

Low level WC, pedestal wash basin, wall mounted electric heater, coved ceiling, obscured double glazed window to rear, tiled floor.

FIRST FLOOR LANDING

Access to loft space (hatch fitted with loft ladder), door to airing cupboard housing new hot water cylinder, coved ceiling, doors to:

PRINCIPAL BEDROOM

Double glazed window to front enjoying views over the Roughs, coved ceiling, radiator, door to:

EN-SUITE SHOWER ROOM

Twin size walk-in shower enclosure fitted with Mira electric shower, low level WC, wash basin set into worksurface with mixer tap and vanity cupboards and drawers below, illuminated mirror and shaver point, localised tiling.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, thermostatically controlled shower over, glazed shower screen, low level WC, wash basin with mixer tap and vanity drawers below, illuminated mirror and shaver point, localised tiling, coved ceiling, recessed lighting, heated ladder rack towel rail.

BEDROOM

Double glazed window to rear overlooking the garden, wardrobe with sliding mirrored doors, coved ceiling, radiator.

BEDROOM

Double glazed window to front enjoying views over the Roughs, coved ceiling, radiator.

BEDROOM

Double glazed window to front enjoying views over the Roughs, coved ceiling.





OUTSIDE

Directly to the rear of the property is a generous decked terrace leading to an expanse of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a further paved terrace and a timber framed shed. Also incorporated in the garden is a log store. The garden is well enclosed by close boarded timber panelled fencing.

FRONT GARDEN

The garden to the front of the property sits behind a low brick wall and incorporates a block paved driveway providing off-road vehicle parking for a number of vehicles and

access to the integral garage. The remainder of the garden is laid to lawn and back by a border planted with a variety of shrubs.

INTEGRAL GARAGE

A generous space, electric roller door to front, power and light.

EPC Rating TBC

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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




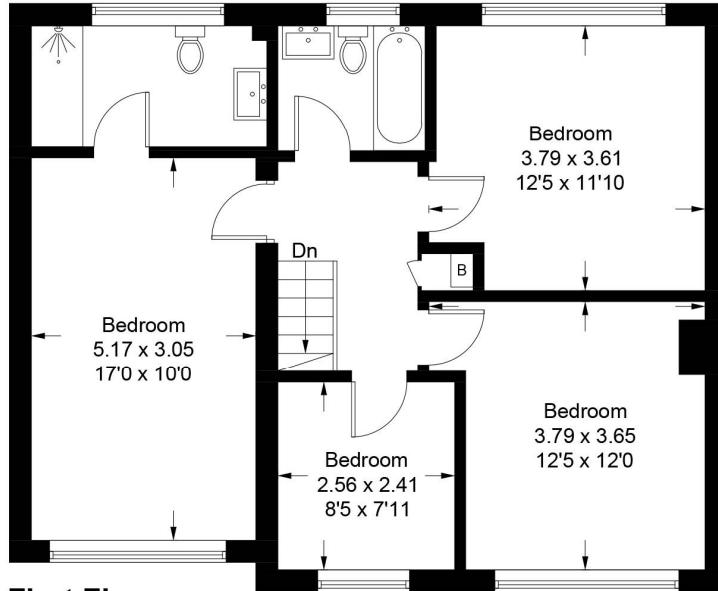
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.

Shepherds Walk, Hythe, CT21

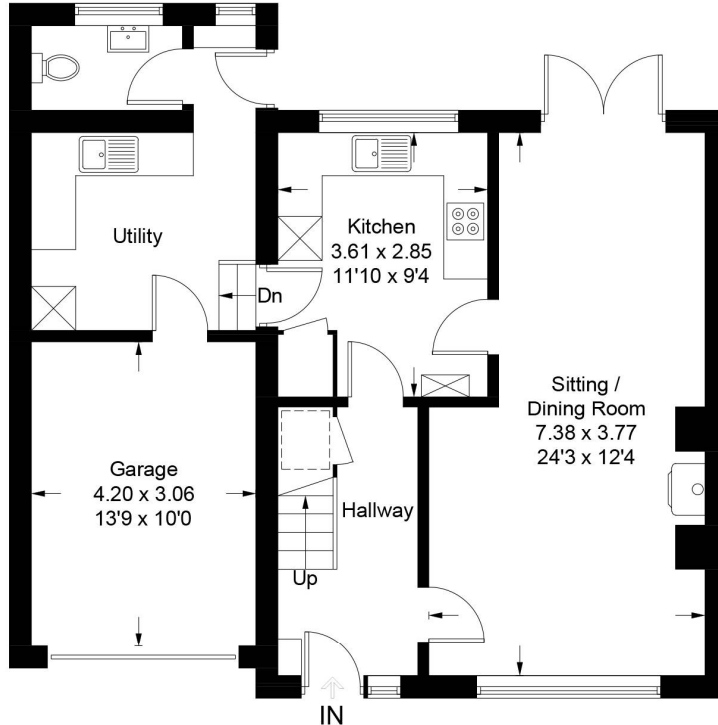
Approximate Gross Internal Area
Ground Floor = 71.3 sq m / 767 sq ft
First Floor = 66.4 sq m / 715 sq ft
Total = 137.7 sq m / 1482 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309143)