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- of Hythe -

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49 High Street, Hythe, Kent CT21 5AD



20 EARLSFIELD ROAD, HYTHE

£575,000 Freehold

This substantial family home is enviably situated in one of Hythe's most desirable locations with a generous south facing garden backing onto the Royal Military Canal and only a short stroll from the town centre.

The house has been thoughtfully extended with comfortably proportioned and versatile accommodation over three floors including 4 open plan living areas, 4 bedrooms and 3 bath/shower rooms. Parking and gardens.



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20 Earlsfield Road Hythe CT21 5PE

**Entrance Hall, Dining Room open plan to Sitting Room with doors to
Conservatory and open plan to Breakfast Room
open plan to Well fitted Kitchen, separate Family Room, Cloakroom
4 Bedrooms (2 with En-Suite's), Shower Room
90' x 40' south-facing rear Garden, Parking**

SITUATION

The property forms part of a highly regarded road, on level ground, moments from the attractive unspoilt seafront and beach and backing directly onto the tow path alongside the historic Royal Military Canal. The town centre with its busy High Street, 4 supermarkets (including Waitrose) and range of independent shops, restaurants, and doctors' surgeries is within a pleasant stroll. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing club, etc.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away and Ashford International Passenger Terminal with regular Eurostar services to Paris & Brussels (both 2 hours) is only 20 minutes by car. The ferry port of Dover is 12 miles away. (All distances are approximate).

DESCRIPTION

20 Earlsfield Road is a handsome detached family house which has been thoughtfully extended and altered to provide light and airy, free flowing living accommodation which has been designed and arranged to compliment modern day lifestyles. These include sitting, dining and breakfast rooms, open plan to a smartly fitted kitchen. In addition there is a pretty conservatory and separate family room. On the first and second floors there are 4 bedrooms (the master with en-suite shower room and the second with en-suite bathroom) and a shower room.

A particularly appealing aspect of the property is the setting with a delightful green and leafy backdrop onto the banks of the Royal Military Canal. There is direct access from the 90ft (plus) south facing garden onto the tow path from where pleasant walks into to town, to Seabrook and across the golf course to the beach can be enjoyed. To the front there is a single parking space.

The accommodation comprises:

ENTRANCE PORCH

Of timber framed and double glazed construction over a brick built base and entered via a timber panelled and glazed door, tiled floor, timber panelled door with leaded and stained glass panel opening to:

ENTRANCE HALL

Polished timber floorboards, deep moulded cornice, radiator, staircase to first floor with polished timber moulded hand rail, square spindles and terminating in a square newel post, access to understairs storage cupboard, uPVC and double glazed window to front, doors to cloakroom, kitchen and:

SITTING ROOM

Polished timber floorboards, attractive over painted cast iron fireplace surround with cast iron inset fitted with coal effect, living-flame, gas fire with tiled reveals to either side over a slate hearth, shelved recess to side of chimney breast, pair of wall light points, deep moulded cornice, bay with uPVC and double glazed windows and doors opening to and looking through the conservatory to the garden beyond, column radiator, open plan to:

DINING ROOM

Polished timber floorboards, attractive over painted cast iron fireplace surround with cast iron inset with tiled reveals to either side over a tiled hearth, pair of wall light points, deep moulded cornice, uPVC and double glazed window to front, radiators, pair of glazed doors to family room, open plan to:

BREAKFAST ROOM

Tiled slate flooring, recessed lighting, uPVC and double glazed bi-folding doors opening to and looking over the rear garden, contemporary vertical column radiator, open plan to:

KITCHEN

Fitted with range of contemporary base cupboard and drawer units incorporating integrated dishwasher, square edged polished timber work surfaces inset with Neff 5-burner stainless steel hob and deep ceramic Butler's sink with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, integrated 'eye-level' Neff double oven/grill and Neff microwave, illuminated extractor hood above the hob, full wall range of cupboards concealed behind sliding doors and with provision to house washing machine, tumble dryer and plumbed American style fridge/freezer, slate tiled flooring, recessed lighting, door returning to entrance hall.

CONSERVATORY

Of timber framed and double glazed construction above a brick built base and

beneath a pitched polycarbonate roof incorporating Halogen lighting, windows to three sides and pair of doors opening to garden.

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FAMILY ROOM/STUDY

Wood effect flooring, coved ceiling, uPVC and double glazed window to rear, uPVC and double glazed window to front, radiator.

CLOAKROOM

Low level WC, wash basin, slate tiled floor, tiled walls, coved ceiling, recessed lighting, uPVC and double glazed window to side, radiator.

FIRST FLOOR

LANDING

Staircase continuing to second floor with understairs storage cupboard beneath, storage cupboard housing Worcester gas fired boiler and hot water cylinder, doors to:

MASTER BEDROOM

Polished timber floorboards, range of fitted wardrobe cupboards, cast iron fireplace surround with tiled hearth, wardrobe cupboard fitted in recess to side, coved ceiling, uPVC and double glazed window to rear overlooking the garden and with views to the banks of the canal, radiator, door to:

EN-SUITE SHOWER ROOM

Enclosed shower cubicle with rain head shower and separate hand held shower attachment, low level WC, wash basin set upon a vanity cupboard with mixer tap and tiled splashback, mirrored wall cabinet above, shallow shelved recess, tiled floor, recessed lighting, extractor fan, uPVC and obscure double glazed window to front.





BEDROOM 3

Polished timber floorboards, coved ceiling, uPVC and double glazed window to front, radiator, door to:

EN-SUITE BATHROOM

Roll top bath supported on scrolled feet and with mixer tap with hand held shower, low level WC, pedestal wash basin with tiled splashback, marble effect tiled floor, coved ceiling, recessed lighting, extractor fan, uPVC and double glazed window to rear overlooking the garden, wall mounted heated ladder rack towel rail.

BEDROOM 4

Timber effect flooring, painted cast iron fireplace surround over a tiled hearth, pair of wall lights, coved ceiling, fitted wardrobe cupboard, uPVC and double glazed window to rear overlooking the garden, radiator.

SHOWER ROOM

SECOND FLOOR

LANDING

Door to:

BEDROOM 2

Timber effect flooring, dormer with bi-folding doors opening to a Juliet balcony to the rear overlooking the garden and with views towards the banks of the Royal Military Canal, recessed lighting, radiator, access to eaves storage areas.

OUTSIDE

GARDENS

The garden to the front of the property is set behind a low wall topped with railings with a central gate opening to a pathway leading to the front door and with a pair of gates providing access to a **single parking space**. The garden is predominately paved for ease of maintenance with borders stocked with a variety of shrubs and other plants.

Directly to the rear of the property is a paved terrace with a substantial timber framed summerhouse alongside. Beyond this the remainder of the garden is enclosed by a combination of fencing and mature shrubs and other plants. The garden is laid extensively to lawn with an attractive apple tree in the centre and a further circular paved seating area. To the far end of the garden is a brick built summerhouse with pitched tiled roof and a gate giving access to the tow path running along the banks of the canal.

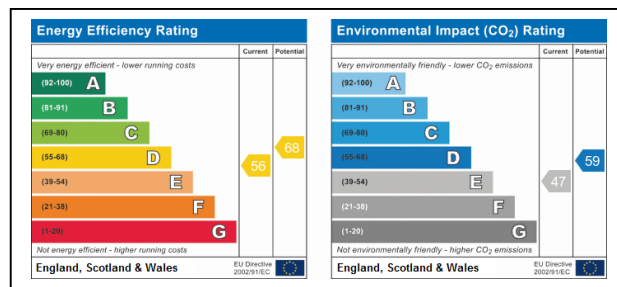
COUNCIL TAX

Band E – approx £1,938 (2015/16)

Shepway District Council.

VIEWING

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

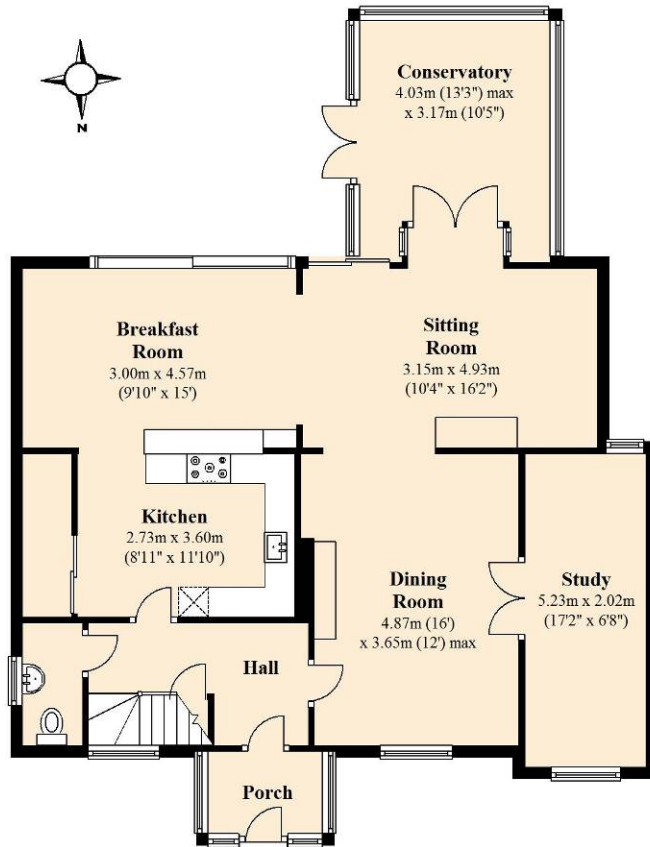


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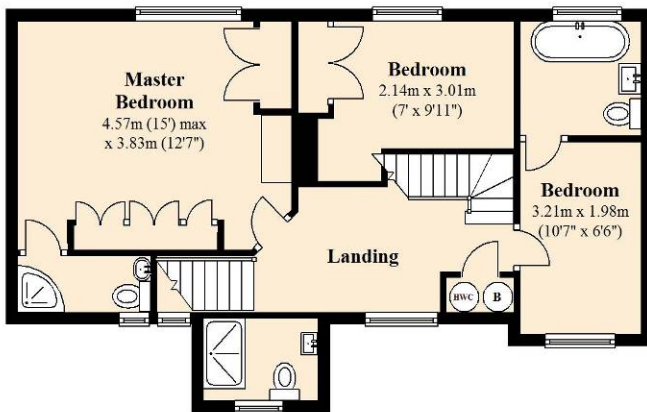
Ground Floor

Approx. 97.2 sq. metres (1045.8 sq. feet)



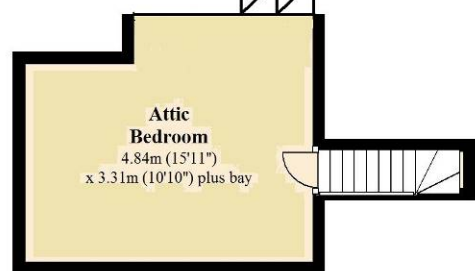
First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.7 sq. feet)



Total area: approx. 169.7 sq. metres (1826.7 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.