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49 High Street, Hythe, Kent CT21 5AD



SPRING COTTAGE SCHOOL ROAD, HYTHE

£750,000 Freehold

An enchanting detached house occupying a generous plot in an exclusive location. The well proportioned, beautifully presented accommodation includes 2 reception rooms, kitchen/breakfast room, utility room, conservatory, 3 bedrooms (1 en-suite). Delightfully secluded gardens, garage and ample parking.



Spring Cottage

School Road, Hythe CT21 5HJ

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory
Three Double Bedrooms, The Principal with En-Suite Shower Room, Bathroom
Driveway, Detached Garage, Gardens**

DESCRIPTION

Spring Cottage is an enchanting detached house understood to have been built by Charliers, local developers held in high regard. The property is approached via a long driveway and sits centrally within its generous plot. It enjoys an idyllic setting being encompassed by beautifully planted, secluded gardens which have been designed for year round interest.

The accommodation is impeccably presented and totals in the region of 1764 square feet (plus the garage/outbuilding), it comprises a welcoming entrance hall with parquet flooring which extends to both the dining room and the sitting room which enjoys a cosy gas fire and a pretty window seat. At the rear of the house is a generous and beautifully equipped kitchen/breakfast room which is open plan to the conservatory. There is also a utility room and cloakroom. On the first floor the spacious landing (large enough to be utilised as a study) leads to three double bedrooms (the principal room with en-suite shower room) and a family bathroom.

The delightful gardens wrap around the house to three sides with a pedestrian access to the fourth. They incorporate wide expanses of lawn, deep borders full of mature shrubs and herbaceous plants and an attractive terrace, perfect for alfresco dining. There is ample parking on the driveway and a detached garage with adjoining workshop. The house also benefits from solar panels which are owned by the property, generate an income of approximately £1500 per year and contribute towards the cost of the electricity bills.

SITUATION

Approached from school Road by car but fronting onto Seaton Avenue, Spring Cottage enjoys an exclusive location, close to the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. 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, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops, boutiques, cafes and restaurants is within reasonable walking distance. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs 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.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 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:

OPEN PORCH

Of oak framed construction beneath a pitched tiled roof, oak door with double glazed windows to either side opening to:-

ENTRANCE HALL

A generous space with polished parquet flooring throughout, staircase to first floor, access to understairs storage cupboard, radiator, doors to:-

SITTING ROOM

Polished parquet flooring throughout, attractive fireplace surround with polished stone over mantle, hearth and insert incorporating recessed coal effect living flame gas fire, shallow bay fitted with window seat and double glazed windows to side, further double glazed window to front overlooking the garden, radiator.

DINING ROOM

Polished parquet flooring, gothic arched leaded light window to side, bay with double glazed windows to front overlooking the gardens, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of cupboard and drawer units incorporating deep pan drawers with square edged polished granite worktops undermounted with one and half bowl sink and drainer unit with grooved drainer to side and mixer tap, five burner Bosch gas hob with coloured glass splashback and stainless steel, glazed and illuminated extractor hood above, range of coordinating wall cupboards with concealed lighting beneath, bank of full height shelved storage cupboards, recessed lighting, double glazed windows to side and rear overlooking the garden, ceramic tiled flooring, radiator, door to utility room, open plan to:-

CONSERVATORY

Of uPVC and double glazed construction above a brick built base and beneath a pitched heat reflecting and self cleaning blue

glass double glazed roof, ceramic tiling throughout, windows to three sides, pair of double glazed casement doors to garden, radiator.

UTILITY ROOM

Base cupboards with recesses and plumbing for washing machine and dishwasher, rolltop worksurfaces inset with sink and drainer unit with mixer tap with coloured glass splashback, coordinated wall cupboards, ceramic tiled flooring, two double glazed windows to side and a further double glazed window to front overlooking the garden, radiator.

CLOAKROOM

Close coupled wc, wall hung wash basin with tiled splashback, quarry tiled floor, obscure double glazed window to rear, radiator, recessed lighting.

FIRST FLOOR LANDING

A generous space with access to loft space via hatch fitted with loft ladder, access to deep built in heated linen cupboard with radiator, heated towel rail, shelving and obscure double glazed window to rear, double glazed window to rear, doors to:-

BEDROOM 1

Built in wardrobe cupboards, double glazed window to front enjoying a pleasant open aspect down Seaton Avenue and with glimpses of the sea in the distance, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, close coupled wc, pedestal wash basin with mixer tap, walls tiled to half height, wall light point, recessed lighting, obscure double glazed window to rear, heated ladder rack towel rail.





BEDROOM 2

Built in wardrobe cupboard, pair of wall light points, double glazed window to front enjoying a pleasant open aspect down Seaton Avenue and with views of the sea in the distance, further double glazed window to side, radiator, door giving access to deep walk in eaves storage cupboard also housing Vaillant wall mounted gas fired boiler.

BEDROOM 3

Access to deep over stairs storage cupboard, double glazed window to front enjoying a pleasant open aspect to front down Seaton Avenue and with views of the sea in the distance, radiator.

BATHROOM

Panelled bath within a tiled surround, tiled shower enclosure with thermostatically controlled shower, close coupled wc, recess fitted with wash basin with mixer tap, tiled splashbacks and vanity cupboard below, recessed lighting, obscure double glazed window to rear, radiator.

THE GARDENS

Spring Cottage is set centrally within its generous plot. Vehicular access is to the rear of the property from School Road and to the front a pedestrian gate accessed from the top of Seaton Avenue opens to the garden which is well enclosed by close boarded timber panelled fencing and lattice work fencing. The gate opens to a paved pathway which runs past a border planted with heavily scented daphne, ornamental grasses and seasonal bulbs, the path leads to the open porch before the main entrance to the house. To either side are expanses of lawn backed by deep borders planted with a variety of shrubs, herbaceous and other plants,

including mahonia, photinia, magnolia, roses and buddleia amongst others. A paved pathway leads to the right of the house to the gardens and to the left of the house the lawn continues passing a timber framed storage shed with gothic arched windows, beds planted with camelia, bay, spirea, hydrangea and choisya amongst others and extending to the rear garden which is laid extensively to lawn with borders stocked with a variety of shrubs, herbaceous and other plants, together with specimen trees including an amelanchier. Beyond the lawn is a generous paved terrace backed by a further border planted with rosemary, camelia, viburnum and another daphne. A personal gates leads from the rear garden to the generous shingled driveway which provides parking for numerous vehicles and is accessed via a private lane from School Road (shared by Spring Cottage and its neighbour) and also provides access to the garage.

DETACHED GARAGE

Of brick built construction beneath a pitched tiled roof, electronically operated roller door to front, personal door and window to side, power and light. Adjoining the garage is a timber framed workshop with personal door to front, windows to all sides, power and light.

COUNCIL TAX

Band F approx. £2894.38 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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

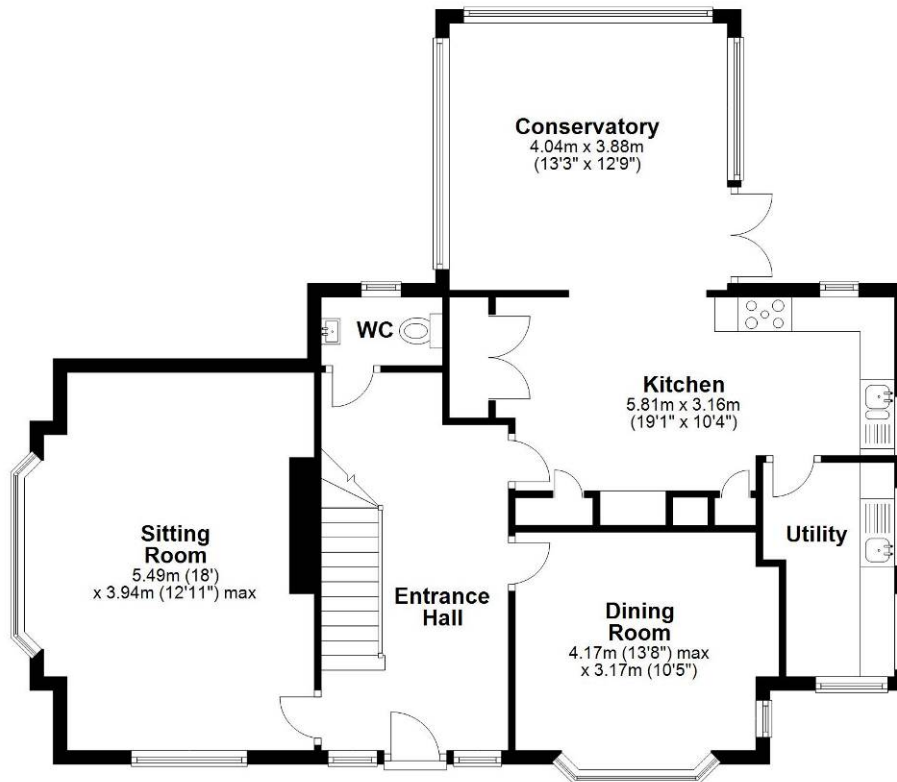
EPC RATING Band C

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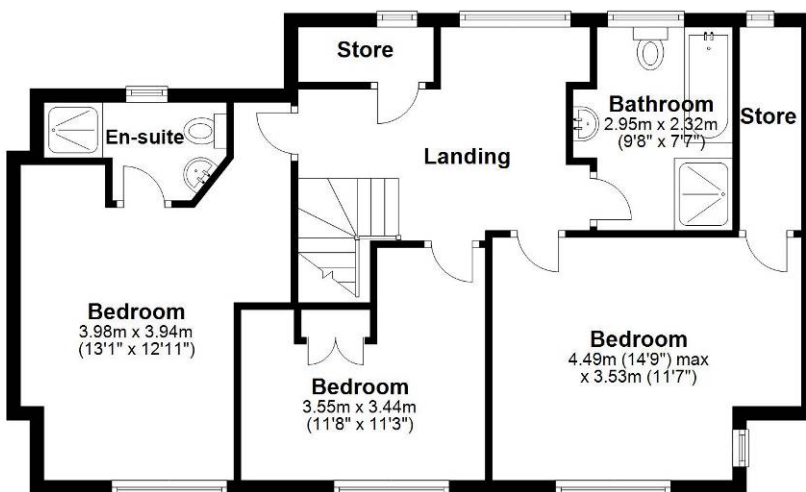
Ground Floor

Approx. 91.6 sq. metres (986.3 sq. feet)



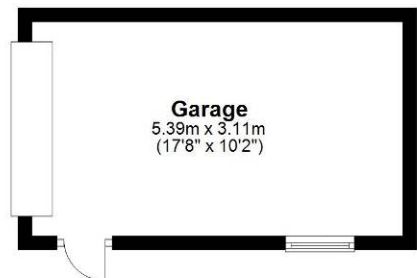
First Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



Outbuilding

Approx. 16.8 sq. metres (180.4 sq. feet)



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Plan produced using PlanUp.