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49 High Street, Hythe, Kent CT21 5AD



Ardara House 166 Sandgate Road, Folkestone

£695,000 Freehold

Situated in Folkestone's sought after West End, a short walk from the train station and moments from The Leas, this substantial detached period house offers approximately 3400 sq ft of elegant accommodation including 4 reception rooms, kitchen, 7 bedrooms and 3 bathrooms. Attractive garden to rear, ample parking.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

Ardara House

166 Sandgate Road, Folkestone CT20 2LQ

**Entrance Hall, Sitting Room, Study, Family Room, Breakfast Room, Kitchen,
Walk-In Pantry, Utility Room, Cloakroom
Seven Bedrooms, Family Bathroom, Shower Room, Bathroom
Off Road Parking, Front and Rear Gardens**

DESCRIPTION

This elegantly proportioned detached period family house offers a unique opportunity to acquire a substantial property benefitting from a wealth of original features including fireplaces, architectural mouldings and joinery and exuding an air of charm and character throughout.

The accommodation, which totals some 3400 square feet, comprises an impressive entrance hall leading to three large reception rooms, each with wonderful fireplaces, and to the breakfast room which is open plan to the well fitted kitchen. There is also a cloakroom and utility room on the ground floor. Over the first and second floors there are seven bedrooms, two bathrooms and a shower room.

Outside the house enjoys a delightful garden to the rear and ample parking on the driveway to the front of the house.

SITUATION

Sandgate Road is a popular position within Folkestone's sought after West End within minutes of The Leas and a short walk from Folkestone West Station. Boys and girls Grammar Schools are also within easy reach. The property is a pleasant stroll from the charming coastal village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated Harbour Arm with champagne bar, restaurants, cafes and live music, The Artists Quarter and busy High Street.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre offering spa treatments, pool and gym.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect, composite and obscure double glazed door with obscure double glazed panel to side, staircase to first floor with

moulded handrail, block and turned banister rails, terminating in square newel posts with decorative finials, access to understairs storage cupboards, ceramic tiled floor, dado rail, deep moulded cornice, obscure double glazed window to side, radiator, doors to:-

SITTING ROOM

Polished hardwood flooring, ornate painted fireplace surround incorporating freestanding wood burning stove above a tiled hearth, picture rail, geometrically moulded ceiling with deep cornice, bay with double glazed sash windows to front, radiator.

STUDY

Polished hardwood flooring, ornate fireplace surround incorporating freestanding gas board: flecked living flame stove above a tiled hearth, picture rail, geometrically moulded ceiling with deep moulded cornice, three double glazed sash windows to front, radiator.

FAMILY ROOM

Polished hardwood flooring, ornate fireplace surround with tiled insert and provision for an open fire above a tiled hearth, picture rail, deep moulded cornice, double glazed window and double glazed casement door opening to and overlooking the rear garden, radiators, doors to:-

BREAKFAST ROOM

Tiled flooring, fireplace recess incorporating freestanding ESSE range flanked by a pair of cupboards either side and panelling above, double glazed window to rear overlooking the garden, radiator, square archway to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and freestanding Rangemaster dual fuel stove, square edged Corian worktops incorporating 1 1/2 bowl sink with grooved drainer to side and mixer tap, tiled floor, recessed lighting, double glazed windows to either side overlooking the garden and double glazed door to garden, radiator, doors to:-

WALK-IN PANTRY

Tiled floor, wall shelving, double glazed window to rear.

UTILITY ROOM

Worktop under mounted with deep ceramic butler's sink with provision beneath for washing machine, tiled floor, tiled walls, double glazed window to rear.

CLOAKROOM

Low-level WC, pedestal wash basin, tiled floor, tiled walls, opaque double glazed sash window to side.

FIRST FLOOR LANDING

Polished timber floorboards, deep moulded cornice, pair of double glazed windows to side, radiator, doors to:-

BEDROOM

Ornate fireplace surround with cast-iron and tiled insert above a tiled hearth, built-in wardrobe cupboard, picture rail, deep moulded cornice, bay with double glazed sash windows to front, column radiator.

BEDROOM

Ornate fireplace surround with cast-iron and tiled insert above a tiled hearth, picture rail, deep moulded cornice, pair of double glazed windows to front, radiator.

BEDROOM

Ornate fireplace surround, picture rail, coved ceiling, pair of double glazed windows to rear, radiator.

BATHROOM

Freestanding rolltop bath raised on claw and ball feet and fitted with a mixer tap with handheld shower, low-level WC, Pedestal wash basin, polished timber floorboards, shelved arched recess with low-level cupboard to the side of a painted timber fireplace surround with cast-iron insert on the opposite side which is a further storage cupboard, pair of wall light points, deep moulded cornice, pair of double glazed windows to rear, column radiator, heated towel rail incorporating column radiator.

SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, low level w.c., pedestal wash basin, polished timber floorboards, obscured double glazed window to rear, radiator.

CLOAKROOM

Low-level WC, wall hung wash basin, obscured double glazed window to front.





SECOND FLOOR LANDING

Sash window to rear, polished timber floorboards, radiator, doors to:-

BEDROOM

Polished timber floorboards, cast-iron fireplace surround, built-in wardrobe cupboard, dormer with double glazed window to rear, radiator.

BEDROOM

Polished timber floorboards, double glazed window to front, double glazed Velux roof light to side, radiator.

BEDROOM

Polished timber floorboards, cast-iron fireplace surround, double glazed window to front, radiator.

BEDROOM

Polished timber floorboards, cast-iron fireplace surround, dormer with double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower, low-level WC, pedestal wash basin, tiled floor, tiled walls, shaver and light point, extractor fan.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is predominantly occupied by a generous block paved driveway providing off-road parking for a number of vehicles, there is a raised bed planted with a variety of shrubs and herbaceous plants together with a specimen flowering cherry and weeping copper beech. Side access can be gained to the:-

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of Brick built walls and timber panelled fencing. Directly to the rear of the house is a paved terrace with steps up to the

remainder of the garden which is laid extensively to lawn edged by the borders planted with a variety of shrubs, herbaceous and other plants including ceanothus, photinia, aquilegia and cordyline amongst others.

EPC RATING Band

COUNCIL TAX

Band G approx. £2994.96 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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



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