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49 High Street, Hythe, Kent CT21 5AD



**17 EARLSFIELD ROAD,
HYTHE**

£650,000 Freehold

In a highly sought after location, this handsome semi-detached period house offers spacious, versatile and smartly presented accommodation totalling circa 2013 sq ft. Large reception hall, two reception rooms, conservatory, beautiful kitchen, 5 bedrooms, bath and shower rooms. Generous garden to rear.



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**17 Earlsfield Road
Hythe
CT21 5PE**

**Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room,
Five Bedrooms, the principal bedroom with Walk-In Wardrobe,
Bath and Shower Rooms
Delightful Gardens**

DESCRIPTION

Situated on level ground on one of Hythe's most desirable roads, this handsome period house has been in the ownership of the same family for some twenty five years. It has been beautifully maintained and thoughtfully extended by the current owners and now offers impeccably presented accommodation of particularly comfortable proportions with a wealth of original detail throughout. The accommodation comprises an impressive entrance hall, bright sitting room with its wide bay window, dining room which opens onto the delightful conservatory, a very smartly fitted kitchen/breakfast room with quartz worktops and integrated appliances, cloakroom, five bedrooms (the principal room with walk-in wardrobe), bath and shower rooms. There is also a secret mancave or den for the children on the second floor.

The garden is quite charming having been thoughtfully landscaped, including a recently completed terrace of generous size paved in a contemporary Italian stone, and lovingly planted with attention to detail and year-round interest in mind. Whilst the property itself does not have parking, this wide road offers ample on-street parking.

SITUATION

The property is situated on a highly regarded, much sought-after road, on level ground, moments from the attractive unspoilt seafront and beach, the tow path alongside the historic Royal Military Canal and the town centre with its bustling High Street and wide range of independent shops, boutiques, cafes, restaurants, and doctors' surgeries etc within a pleasant stroll. The town is also well served by 4 supermarkets (including Waitrose, Sainsbury's and Aldi). 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. There are also excellent primary and secondary schools nearby and both boys' and girls' Grammar Schools in Folkestone.

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).

The accommodation comprises:

ENTRANCE HALL

A generous space entered via a timber panelled door with leaded and obscured window, timber effect flooring, attractive cast-iron fireplace surround, archway with decorative corbel supports, staircase to 1st floor with moulded handrail, square shaped banister rails, and terminating in a block and hand newel post with acorn finial, radiator concealed by decorative cover, double glazed window to front, doors to:

SITTING ROOM

Timber effect flooring, polished timber fireplace surround with freestanding gas coal effect stove over a stone hearth, bay with double glazed windows to front, deep moulded cornice, decorative ceiling rose, radiator.

DINING ROOM

Timber effect flooring, deep moulded cornice, decorative ceiling rose, polished timber fireplace surround with cast-iron insert, radiator, double glazed casement doors with double glazed windows to either side opening to and looking through the conservatory to the garden beyond.

CONSERVATORY

UPVC and double glazed construction above a brick built base and beneath a pitched double glazed roof, double glazed casement doors opening to and overlooking the garden, vertical contemporary radiator, double glazed door to:

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary Shaker style and incorporating pair of Bosch electric ovens, integrated pull-out bin drawer, cupboard with provision for washing machine, recess and provision for tumble dryer, square edged polished quartz worktops inset with 1 1/2 bowl sink and drainer unit with mixer tap, five burner Bosch induction hob, coordinating up stands and splashback behind the hob with stainless

steel and illuminated extractor hood above, range of coordinating wall cupboards incorporating integrated Bosch microwave, bank of full height shelved storage cupboards, integrated fridge and freezer, two double glazed windows to side and double glazed window to rear overlooking the garden, quartz breakfast bar with wine fridge and wine racks beneath, vertical contemporary radiator, door returning to entrance hall.

CLOAKROOM

Close coupled WC, corner wash basin with tiled splashback, obscured double glazed window to side.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, double glazed window to side, radiator, doors to:

BEDROOM

Attractive cast-iron fireplace surround, deep moulded cornice, double glazed window to front, radiator.

BEDROOM

Attractive cast-iron fireplace surround, double glazed window to rear overlooking the garden and enjoying views up Hythe's pretty hill side, radiator.

BEDROOM

Double glazed window to side, radiator.

BEDROOM

Attractive cast-iron fireplace surround, coved ceiling, double glazed window to front, radiator.

SHOWER ROOM

Walk-in twin sized tiled shower enclosure with thermostatically controlled shower, close coupled WC, wash basin set into worktop with vanity cupboards below, shaver and light point, obscured double glazed window to side, heated ladder rack towel rail.





SECOND FLOOR LANDING

Double glazed window to side, doors opening to fully lined and carpeted walk-in **man cave** created within the eaves and with pair of double glazed Velux rooflights, door to:

BEDROOM

Fitted with a comprehensive range of drawers incorporating window seat beneath the dormer with double glazed window to rear enjoying views over Hythe's pretty hillside, radiator, door to:

WALK-IN WARDROBE

Timber effect flooring and well fitted with a range of hanging rails and shelving, pair of double glazed roof lights, radiator.

BATHROOM

Twin ended bath set within a tiled surround and fitted with mixer tap with handheld shower, wall hung wash-basin flanked by a pair of wall lights, low-level WC with concealed cistern, access to eaves storage cupboard housing Worcester gas fired boiler, double glazed Velux rooflight to rear, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a brick built wall with a central tiled pathway leading to the front door. The remainder of the garden incorporates borders surrounded by block paved pathways one of which leads to the side access to the rear garden, the borders are planted with a variety of shrubs, herbaceous and other plants including salvia hot-lips, roses, skimmia and ornamental grasses amongst others.

REAR GARDEN

Directly to the rear of the property is a generously sized terraced paved in Italian stone beyond which a central block paved pathway leads past borders well stocked with a wide variety of shrubs, herbaceous and other plants including lavenders, dahlia, roses, salvia, verbena and a pair of

ornamental rowan trees. Towards the end of the pathway is timber framed trellised pergola supporting a climbing rose beyond which is an area of lawn broken by a central block paved pathway leading to the far end of the garden where there is a substantial timber framed garden shed. To the sides of the lawn are orderly vegetable beds, a freestanding greenhouse, a further seating area and a specimen pear tree.

EPC RATING Band E

COUNCIL TAX

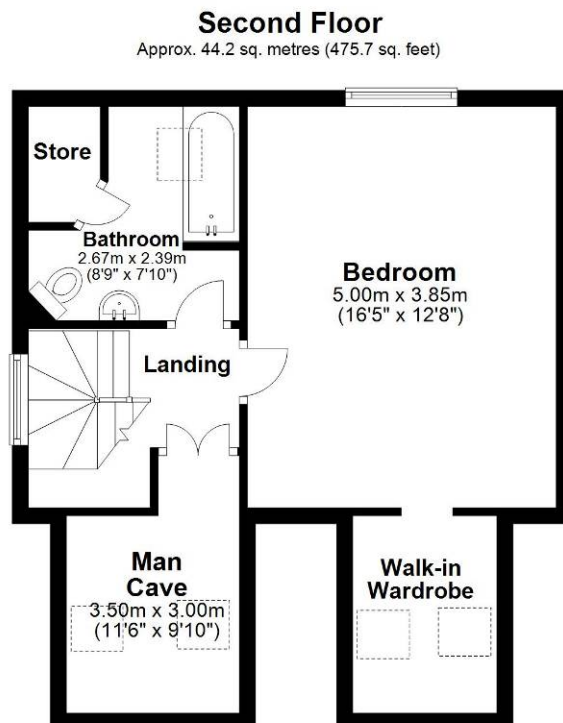
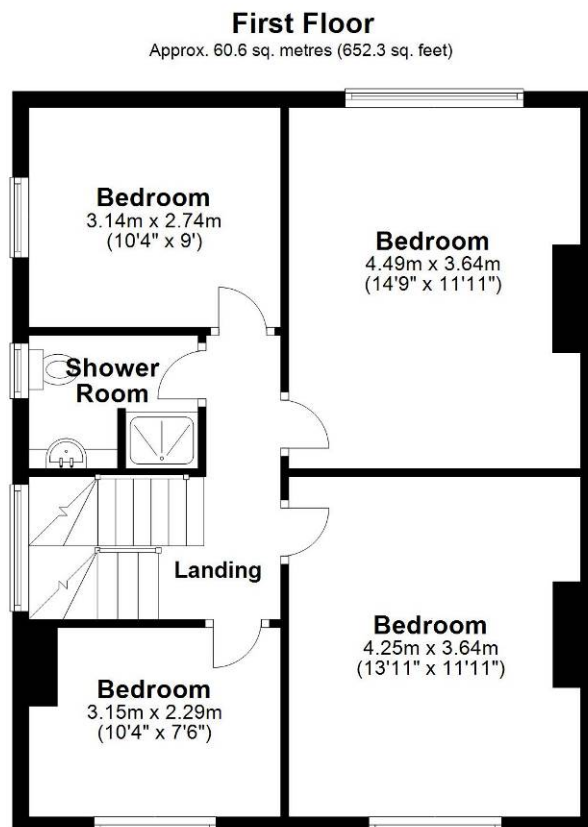
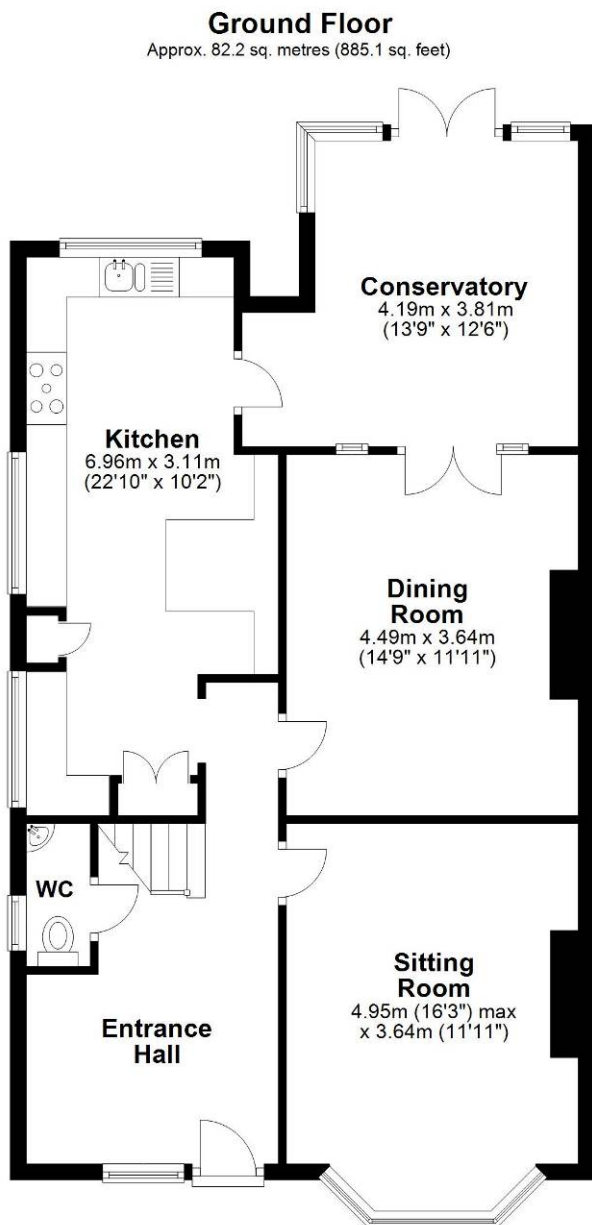
Band E approx. £2488.72 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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

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Total area: approx. 187.0 sq. metres (2013.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.

Plan produced using PlanUp.