



49 High Street, Hythe, Kent CT21 5AD



**THE BLOSSOMS,
6 JOINTON ROAD, FOLKESTONE**

£1,375,000 Freehold

This handsome double fronted detached house occupies a generous plot of approximately 0.5 of an acre in a prime location, moments from mainline stations. The property has benefitted from an extensive refurbishment and now offers circa 3200 sq ft of impeccably presented accommodation. EPC D.



The Blossoms, 6 Jointon Road, Folkestone CT20 2RF

**Reception Hall, Sitting Room, Family Room, Garden Room,
Kitchen/Breakfast Room, Utility Room, Study, Cloakroom,
Four Bedrooms, Two Bathrooms, (the principal bedroom with En-Suite
Shower Room and Dressing Room),
Garage, Parking, Secluded Gardens, Summer House and Studio**

DESCRIPTION

In a prime West End location, within a short level walk of both Folkestone Central and Folkestone West mainline railway stations, this handsome double fronted period house has been the subject of an extensive programme of refurbishment which has been completed for the current owners. The result is truly impressive with the stunning interior being smartly presented in a contemporary style whilst embracing the wealth of period details throughout this beautiful period home.

The well proportioned accommodation which totals circa 3200 square feet comprises a welcoming entrance hall leading to the sitting room, family room, study and cloakroom. The stunning kitchen/breakfast room is situated at the rear of the house opening onto the garden. This is a beautiful space with a comprehensive installation of bespoke cabinetry by Colins Bespoke which also flows through to the adjoining utility room. Beyond the kitchen is a wonderful garden room flooded with light from large expanses of glazing which also unite the space with the gardens. On the first floor the galleried landing leads to four double bedrooms and two bathrooms. The principal suite boasts a stunning en-suite shower room, a dressing room also fitted out by Colins Bespoke whose joinery continues into the bedroom.

The Blossoms occupies a delightfully secluded plot of approximately 0.5 of an acre with a wide frontage to Jointon Road. The property is entered via two pairs of gates opening to a carriage driveway affording the house ample parking and access to the garage. To the rear the garden is a delight being thoughtfully landscaped and incorporating a wonderful studio which is thought suitable for a variety of uses.

SITUATION

Jointon Road is a particularly desirable address within Folkestone's sought after West End within walking distance of Folkestone town centre and a short, level walk from Folkestone Central and Folkestone West Stations where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Euro Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively. Ashford is around 15 minutes by car with the popular McArthur Glen Designer Retail Outlet.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of good schools in the vicinity, including boys and girls grammar schools. The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of timber panelled doors with obscured leaded light windows, obscured glazed door to:

ENTRANCE HALL

A generous space with Karndean flooring throughout in a light oak finish, laid in a herringbone design, staircase to 1st floor with polished oak moulded handrail, block and turned banister rails and terminating in a square new post with turned finial, deep moulded cornice, radiators, doors to:

SITTING ROOM

Karndean flooring in a light oak finish, laid in a herringbone design, ornate painted fireplace surround with marble insert and hearth incorporating coal effect living flame gas fire with recesses to the side fitted with Collins Bespoke cabinets with shelving above, deep moulded cornice, secondary glazed sash windows to front and side, double glazed casement doors opening to garden, radiators.

FAMILY ROOM

Attractive polished oak fireplace surround with provision for wall mounted TV above, Karndean flooring in a light oak finish, laid in a herringbone design, secondary glazed sash windows to front and side, radiator.

KITCHEN/ BREAKFAST ROOM

A stunning space which benefits from a comprehensive installation of bespoke cabinetry by Collins Bespoke comprising a range of base cupboard and drawer units incorporating integrated Siemens dishwasher and pair of integrated Siemens ovens, square edged quartz worktop inset with Siemens induction hob with antiqued mirrored splashback, under mounted with deep Kohler butlers sink with grooved drainer to side, Quooker instant hot water mixer tap and Harveys water filter, coordinating wall cabinet housing gas fired Worcester boiler, full height breakfast cupboard with quartz worktop and deep oak drawers below with shelving above, equipped with power and

lighting, housing for American style fridge/freezer, an impressive central island unit with deep drawers, recycling drawer and integrated Siemens wine cooler with quartz worktop and three pendant lights over, Karndean flooring throughout in a light oak finish, laid in a herringbone design, pair of double glazed windows and pair of double glazed casement doors opening to and overlooking the rear garden, pair of secondary glazed sash windows to side, column radiator, Midea hot and cold air-conditioning, pair of double glazed casement doors opening to garden room, recessed lighting, pair of doors coordinating with those of the kitchen cabinetry leading to the utility room further pair of doors leading to:

REAR LOBBY

Part obscured double glazed door to side, door to **walk-in pantry** with secondary glazed window to side and also housing water softener.

UTILITY ROOM

Also fitted with Collins Bespoke joinery comprising base cupboards incorporating shelving and recess for washing machine, housing for Freestanding fridge/freezer, bespoke wine wall, UPVC and obscured double glazed doors to front and rear.

GARDEN ROOM

Italian marble tiled flooring throughout, of UPVC and double glazed construction with windows to 2 sides above a brick built base and beneath a pitched and fully lined and insulated roof with recessed lighting, wall light points, double glazed casement doors opening to garden, hot and cold air-conditioning, flight of three steps with wrought iron balustrade leading to a double glazed door returning to the entrance hall, electric wall heaters.

STUDY

Karndean flooring in a light oak finish, laid in a herringbone design, recesses to either side of chimney breast fitted with low cabinets with shelving above, deep moulded cornice, secondary glazed sash window to front, radiator.







CLOAKROOM

Fitted with a contemporary suite comprising low-level WC with concealed system, wall hung wash basin with mixer tap, walls tiled to half height, coved ceiling, obscured secondary glazed sash window to rear.

FIRST FLOOR LANDING

Set beneath a partially barrel ceiling, built-in storage cupboard, access to loft space via hatch fitted with loft ladder, shelved heated linen cupboard housing pressurised hot water cylinder, radiator, double glazed sash window to rear overlooking the garden, doors to:

PRINCIPAL BEDROOM SUITE

Lobby

Pair of secondary glazed sash windows to rear overlooking the garden, doors to en-suite shower room and:

Bedroom

Well equipped with the comprehensive range of Collins Bespoke joinery comprising flights of drawers, dressing table and window seat with additional storage beneath, secondary glazed sash windows to side and front, hot and cold air conditioning, radiator, door to:

Dressing Room

Well fitted with a comprehensive range of Collins Bespoke open wardrobes with shelving and hanging rails, secondary glazed window to front, radiator.

En-suite Shower Room

Well fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled rainhead shower of a generous size and separate handheld attachment, quartz worktop with freestanding wash basin and mixer tap with mirrored up-stand, vanity cupboard below concealing the cistern for the low-level WC, marble effect porcelain tiled floor, recessed lighting, extractor fan, wall mounted heated ladder towel rail.

BEDROOM

Wash basin set into marble worktop with mixer tap and flight of vanity drawers below, pair of secondary glazed sash windows to front, provision for wall mounted TV, hot and cold air conditioning, radiator.

BEDROOM

Provision for wall mounted TV, storage cupboard with shelving above, secondary glazed sash windows to front and side, hot and cold air conditioning, radiator.

BEDROOM

Pair of secondary glazed sash windows to rear overlooking the garden, radiator.

BATHROOM

Bath fitted within a tiled surround with mixer tap and handheld shower attachment, pedestal wash basin, low level WC, secondary glazed sash windows to side and rear overlooking the garden, wall mounted ladderack heated towel rail.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, tiled shower enclosure fitted with thermostatically controlled shower, tiled floor, walls tiled to half height, three obscured secondary glazed sash windows to side, heated ladderack towel rail.

FRONT GARDEN

The garden to the front of the property is set behind a brick built wall topped in timber panelled fencing and two pairs of timber gates open to a generous block paved carriage driveway backed by an expanse of lawn with various shrubs and specimen trees including blossom trees and camellias. The driveway also provides access to the attached garage. There are shallow borders spanning the width of the property planted with an array of hydrangeas and hellebores. A pair of timber gates with a personal gate to the side open to the:



REAR GARDEN

Directly to the rear of the property is a generous terrace paved in natural stone and providing a particular attractive environment in which to relax and dine alfresco. This is backed by a shallow border planted with various standard roses, shrubs and herbaceous plants. To the side of the terrace is a raised bed planted with a magnificent specimen acer. From the terrace a central flight of steps leads to the second tier of the garden where there is an expanse of lawn and a generous rectangular ornamental pond with water feature. Alongside this is a further terrace providing a delightfully secluded spot from which to survey and enjoy the garden. The pond is backed by a shallow border planted with ornamental grasses and other plants. The steps continue to the next level of the garden where there are two generous expanses of lawn flanking a central pathway paved in a herringbone design. To the side of the garden is a timber framed summer house with a further block paved terrace before it. The central pathway passes beneath an arch within a mature yew hedge and leads to the end section of the garden where there is a further area of lawn, a terrace providing an additional seating area, and a border planted

with a variety of ornamental grasses, lavenders and specimen olive tree and backed by the:

STUDIO

A generous space, suitable for a variety of uses, currently utilised as a games room with a built-in bar with tap, wifi, power and lighting. There are tall double glazed windows to the front and side and the building, which is of timber framed construction, is entered via a pair of double glazed casement doors.

GARAGE

Electronically operated up and over door to front with electric vehicle charging point alongside, power and light.

EPC Rating Band D

COUNCIL TAX

Band G approx. £3731.08 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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