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49 High Street, Hythe, Kent CT21 5AD



**7 MEADOW WAY,
WILLOW TREE FARM, HYTHE**

£250,000

Willow Tree Farm is a most desirable residential park providing a haven of peace and tranquillity for the over 50 s. In a prime position on the site, designed to maximise the attractive views to the rear from the spacious sitting/dining room, there is also a generous kitchen, 2 bedrooms (1 en-suite). Garage, parking, terrace.



7 Meadow Way, Willow Tree Farm Burmarsh Road, Hythe, CT21 6PA

**Entrance hall, L shaped sitting/dining room, kitchen/breakfast room,
2 double bedrooms (the master with en-suite), bathroom
Private terrace & gardens
Detached garage & parking**

SITUATION

Willow Tree Farm is considered to be the most desirable Residential Park in the area, is accessed from Burmarsh Road, is moments from the Royal Military Canal and is approximately 1.5 miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity. The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

DESCRIPTION

Willow Tree Farm is a particularly pleasant and well regarded Residential Park situated to the west of the town. No. 7 Meadow Way was amongst the first properties to be constructed and as such the property occupies a pole position within the site with the home positioned to maximise the attractive aspect towards The Roughts at the rear

The property enjoys attractively presented accommodation of particularly comfortable proportions including an entrance hall with storage, triple aspect sitting/dining room, well fitted kitchen/breakfast room, two double bedrooms (the master with en-suite shower room) and a bathroom. Outside there is an attractive terrace and pretty gardens surrounding. There is also a driveway providing parking and a detached single garage.

The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door, fitted cloak/storage cupboard, concealed by sliding doors, coved ceiling, further shelved linen cupboard. Doors to:

SITTING /DINING ROOM

A generous space of L-shaped form with attractive fireplace, surround and hearth, coved ceiling, two suspended double glazed bay windows to rear and further double glazed window to side enjoying a pleasant open aspect over gardens, radiators, door to:



KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for washing machine, roll top work surface inset with four burner induction hob and one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, co-ordinating wall cupboards, bank of fitted storage cupboards housing gas fired boiler, space for free standing fridge/freezer, coved ceiling, double glazed window and door to side, radiator.

BEDROOM 1

Fitted wardrobe cupboards and dressing table unit, coved ceiling, suspended double glazed bay window to front, radiator, door to:-

EN-SUITE WET ROOM

Mira electric shower, low level WC, wash basin set upon a vanity cupboard, obscure double glazed window to side, heated ladder rack towel rail.

BEDROOM 2

Fitted wardrobe cupboards and dressing table unit, coved ceiling, suspended double glazed bay window to front, radiator.

BATHROOM

Panel bath within a tiled surround, wash basin set upon a vanity unit with tiled splashback, low level WC, coved ceiling, obscure double glazed window to side, heated ladder rack towel rail.

OUTSIDE

Number 7 Meadow Farm Way occupies a particularly generous plot with the garden to the front being laid to lawn and incorporating a driveway, providing off road parking for 2 vehicles and access to garage. A low fence and gate gives access to a paved terrace alongside the property where two steps lead up a terrace which has been laid to artificial grass and provides a pleasant area for al fresco dining, beyond this the garden opens to an open plan expanse of lawn backed by willows and various other shrubs. Outside tap, outside lighting.

GARAGE

Prefabricated construction with up and over door to front, personal door to side, window to rear, power and light, plumbing for washing machine.

NB The site is for those aged 55 and above.

NB When sold the seller must pay the site 10% of the sale proceeds.

SERVICE CHARGES

We are advised that a service charge of around £152.00 per calendar month is payable to include ground rent, water, sewerage and site maintenance.

COUNCIL TAX

Band A approx £1464.69 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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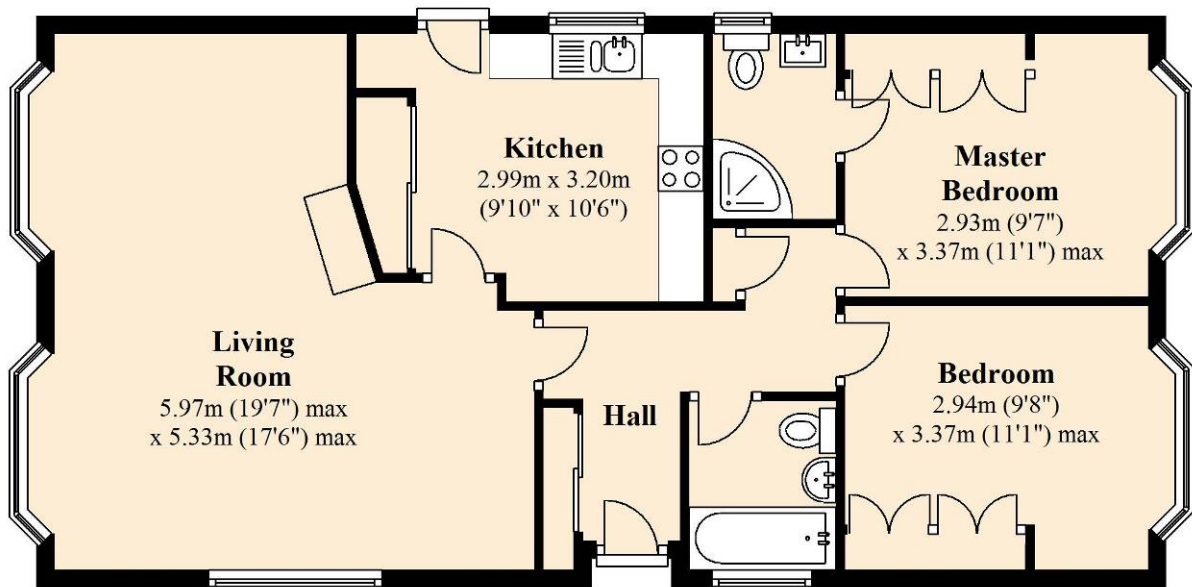






Ground Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 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.