



49 High Street, Hythe, Kent CT21 5AD



WOODSETTS, DENTAL STREET, HYTHE

£749,950 Freehold

A stunning family home in the heart of the town. This beautifully presented property has been considerably enhanced by the many improvements completed by the current owner. It now offers five bedroom accommodation with generous living spaces, a delightful garden and ample parking. EPC D.



**Woodsetts,
Dental Street, Hythe CT21 5LH**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room,
Cloakroom, 5 Bedrooms, Bath and Shower Rooms,
Integral Garage, Ample Parking,
Delightfully Secluded Gardens**

DESCRIPTION

Woodsetts is a handsome detached house situated in a prime central location, accessible to all local amenities. The property has been the subject of an extensive programme of improvement and extension in recent years and now offers very comfortably proportioned accommodation designed to compliment a modern lifestyle.

The accommodation comprises an impressive entrance hall leading to a generous sitting room where glazed doors open to the well equipped kitchen/dining room. There is a large utility room leading to the integral garage and a cloakroom. On the first floor there are five bedrooms, four doubles and a single together with bath and shower rooms.

The property is approached via a generous gated driveway which provides ample parking. To the rear of the house the thoughtfully designed garden has been planted for year round interest, incorporates various terraces for alfresco entertaining and a contemporary garden building, the ideal home office or gym.

SITUATION

Dental Street is situated within the desirable Conservation Area of the town, just behind the vibrant High Street, with its variety of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter.

The Channel Tunnel Terminal is only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with opaque double glazed panels to either side, tiled floor, staircase first floor, access to

under stairs storage cupboard, in part set beneath a vaulted ceiling, recessed lighting, coved ceiling, radiator, panelled and glazed doors to:



SITTING ROOM

Provision for wall mounted TV, coved ceiling, recessed lighting, double glazed windows to front and side, radiator, glazed door with glazed panels to either side opening to:

KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a high gloss finish incorporating integrated fridge, freezer and dishwasher, square edge timber effect worktops inset with four burner induction hob and stainless steel sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards, integrated eyelevel double oven/grill, tiled floor, coved ceiling, recessed lighting, double glazed windows to side and rear overlooking the garden, double glazed door to garden, radiator.

INNER HALLWAY

Built-in cloaks cupboard, doors to cloakroom and:

UTILITY ROOM

Of a generous size with range of base cupboards with space and plumbing for washing machine, drawer units, roll top work surfaces inset with stainless steel sink With mixer tap, coordinating wall cupboards, double glazed door to garden, cupboards housing electrical installation, door to garage, radiator.

GARAGE

Pair of doors to front, power and light, gas fired boiler, tempest pressurised hot water cylinder.

CLOAKROOM

Close coupled WC, wash basin with vanity cupboard below, tiled floor, walls tiled to half height, coved ceiling, extractor fan, obscured double glazed window to rear, heated towel rail.

FIRST FLOOR LANDING

Access to loft space, access to shelved linen cupboard, double glazed window to side, radiator, doors to:

BEDROOM

Double glazed windows to front and side enjoying far reaching views over Hythe, radiator, coved ceiling.

BEDROOM

Coved ceiling, double glazed window to rear, radiator.

BATHROOM

P ended panelled bath fitted with mixer tap and handheld shower, low level WC with concealed system, wash basin and set into worktop with vanity cupboards and drawers below, walk-in shower enclosure fitted with thermostatically controlled shower, opaque double glazed window to side, extractor fan, wall mounted heated ladder towel rail.

BEDROOM

Coved ceiling, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Coved ceiling, access to storage, recessed lighting, double glazed corner window to front, radiator, open plan to walk-in wardrobe area with double glazed window to side, coved ceiling and recessed lighting.

BEDROOM

Coved ceiling, recessed lighting, high-level double glazed window to side, double glazed window to rear overlooking the garden, radiator, open plan to walk in wardrobe with coved ceiling and recessed lighting.

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal wash basin, wall tiled to half height, cove ceiling, extractor fan, opaque double glazed window to side, heated ladder towel rail.



OUTSIDE

FRONT GARDEN

The garden to the front of the property is entered via pair of timber gates opening to a generous tarmacadam driveway providing off-road parking and turning for a number of vehicles. The garden has been attractively landscaped following a tiered design with a central flight to steps leading to a shingled seating area beneath the shade of a flowering cherry tree. The area is surrounded by beds planted with a variety of shrubs, herbaceous and other plants including hebe, forsythia, photinia and a corkscrew willow. There is also a feature palm tree. Side access can be gained to the:

REAR GARDEN

Directly to the rear of the house a flight of steps lead past a tiered vegetable garden to a level expanse of lawn with a decked terrace alongside it. To the opposite side is a timber

framed pergola over a paved terrace, a delightfully secluded seating area backed by a raised bed planted with shrubs and herbaceous plants. A further flight of steps leads to a further decked terrace beneath the shade of a holly tree alongside which is a timber framed garden shed with triple glazed windows, power and light. To the opposite side is a contemporary garden structure providing a useful office or gym, also supplied with power and light and triple glazing.

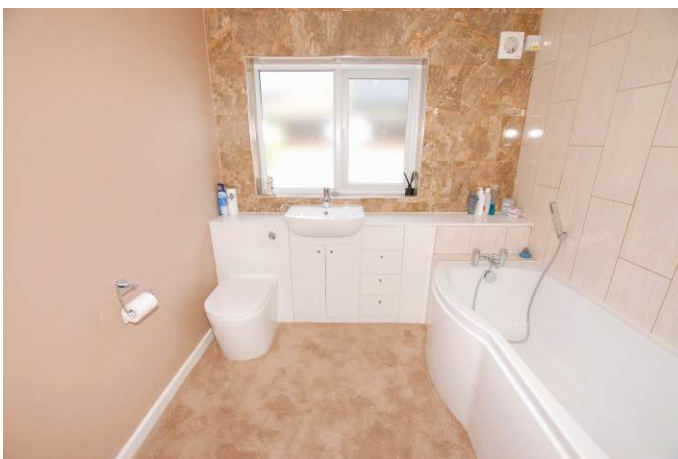
EPC Rating band D

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

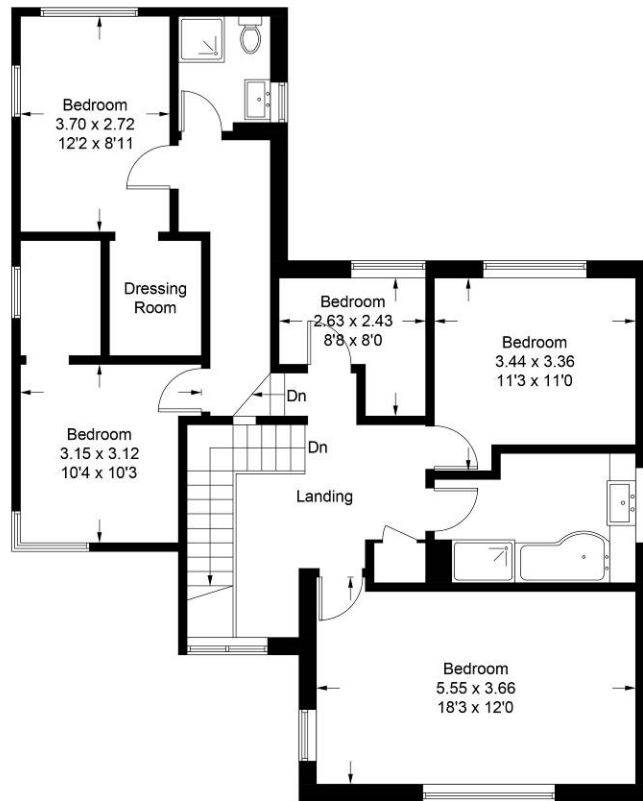




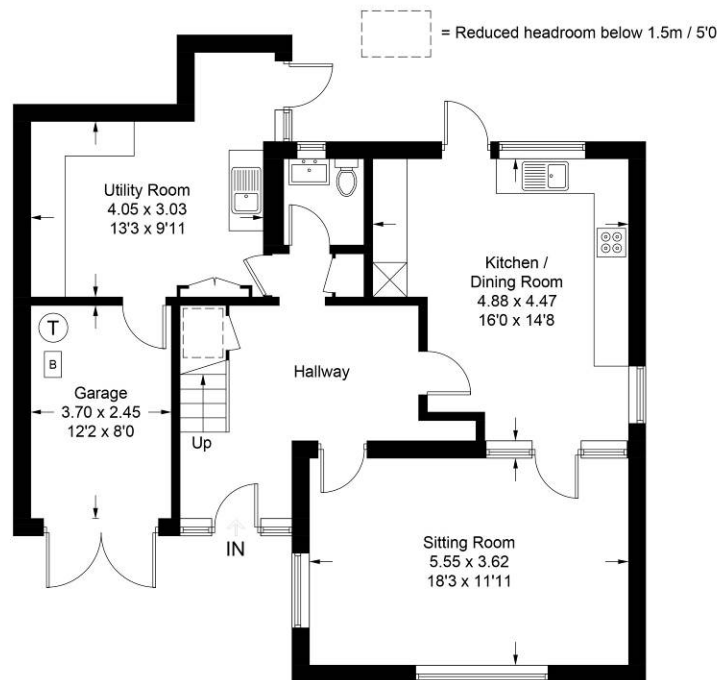
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

Woodsetts, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 84.2 sq m / 906 sq ft
(Including Garage)
First Floor = 96.0 sq m / 1033 sq ft
Total = 180.2 sq m / 1939 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069186)