



49 High Street, Hythe, Kent CT21 5AD



**WIMBLEHURST,
CHURCH ROAD, HYTHE**

£750,000 Freehold

An impeccably presented detached house nestled on Hythe's pretty lower hillside from where it enjoys views to the sea, within the sought after conservation area and moments from the town centre. Sitting room, kitchen/dining room, study, utility room, three bedrooms (principal with en-suite), bathroom. South facing gardens, parking, garage. EPC C



**Wimblehurst
Church Road
Hythe
CT21 5DP**

**Entrance Vestibule, Entrance Hall, Kitchen/Dining Room,
Sitting Room, Study, Utility Room, Cloakroom,
Three double Bedrooms (one with en-Suite Shower Room), Bathroom,
Garage & Driveway, Delightful Gardens**

DESCRIPTION

Wimblehurst stands on the lower hillside, close to the historic church and a short distance from the town centre. This impeccably presented house enjoys a delightfully secluded position, surrounded by mature gardens to three sides providing an oasis of peace and tranquillity.

The accommodation is very comfortably proportioned and concentrated towards the rear of the house in order to capitalise on the sunny southerly aspect from where views over the town and to the sea can be enjoyed from the first floor. The accommodation comprises an entrance vestibule, entrance hall, sitting room, kitchen/dining room, study and cloakroom. On the first floor there are three double bedrooms (principal with en-suite shower room) and a bathroom. The gardens are very attractive with a walled garden to the front, level expanse of lawn to the side and a paved terrace at the rear with access to the lane behind Tynwald from where pedestrian access can be gained to Hillside Street. Integral garage and ample parking.

SITUATION

Church Road is situated within the desirable Conservation Area of the town, three roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, doctors surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, 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. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a double glazed door, radiator, door to:-

ENTRANCE HALL

Staircase to 1st floor, recessed lighting, radiator, door to garage and doors to:-

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff dishwasher, integrated Neff double oven/combo microwave, square edge quartz work surface inset with Neff induction hob with Neff extractor hood above, twin bowl under mounted sink with mixer tap and grooved drainer to side, tiled splashbacks, coordinating wall cupboards, recessed lighting, engineered oak flooring, radiators, double glazed window to side and double glazed sliding doors (fitted with electric roller blinds) giving access to the rear terrace, door to:-

SITTING ROOM

Full height double glazed window to front (fitted with electric roller blinds), contemporary gas fire set into fireplace recess, radiator, oak panelled and glazed bifold doors giving access to the kitchen.

STUDY

Double glazed windows to front and side, radiator.

CLOAKROOM

Low-level WC, wash basin with mixer tap and vanity cupboard below, obscure double glazed window to front, engineered oak flooring, radiator.

UTILITY ROOM

Work surface inset with stainless steel sink and drainer unit with mixer tap, cupboard

below and recess for washing machine and tumble dryer, space for freestanding fridge freezer, double glazed door to side, access to larder cupboard, recessed lighting.

FIRST FLOOR LANDING

Double glazed window over stairwell, access to loft space, doors to:-

BEDROOM 1

Double glazed window to rear with views over Hythe and of the sea, built-in wardrobe cupboards, air-conditioning unit, radiator, door to:-

ENSUITE SHOWER ROOM

Twin size shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity cupboard below, part tiled walls, extractor fan, recessed lighting timber effect flooring radiator

BEDROOM 2

Double glazed window to rear with views across Hythe and of the sea, built-in wardrobe cupboards, radiator.

BATHROOM

Panelled bath with mixer tap, WC with concealed cistern, wash-basin set in to work surface with vanity cupboard below, twin size shower enclosure with thermostatically controlled shower, obscure double glazed window to front and side, recessed lighting, tiled floor, radiator.

BEDROOM 3

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front, access to generous walk-in eaves storage area housing the Worcester gas boiler, radiator.

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OUTSIDE

Accessed from Church Road is a driveway providing off road parking and access to the garage.

GARAGE

Electric roller door to front, double glazed obscure window to side, power and light

FRONT GARDEN

Set behind mature hedging, predominantly topped in stone and with a pathway leading to the front door.

REAR GARDEN

To the side of the property is a level expanse of lawn backed by a beech hedge and incorporating some specimen shrubs. Alongside this, a brick herringbone pathway leads to the rear of the house where the garden is paved for ease of maintenance and backed by a laurel hedge. Timber framed storage shed & rectangular ornamental pond. A flight of steps leads down to the rear access way to Tynwald from where the property enjoys a pedestrian right-of-way to Hillside Street.

EPC Rating Band C.

COUNCIL TAX

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

VIEWING

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



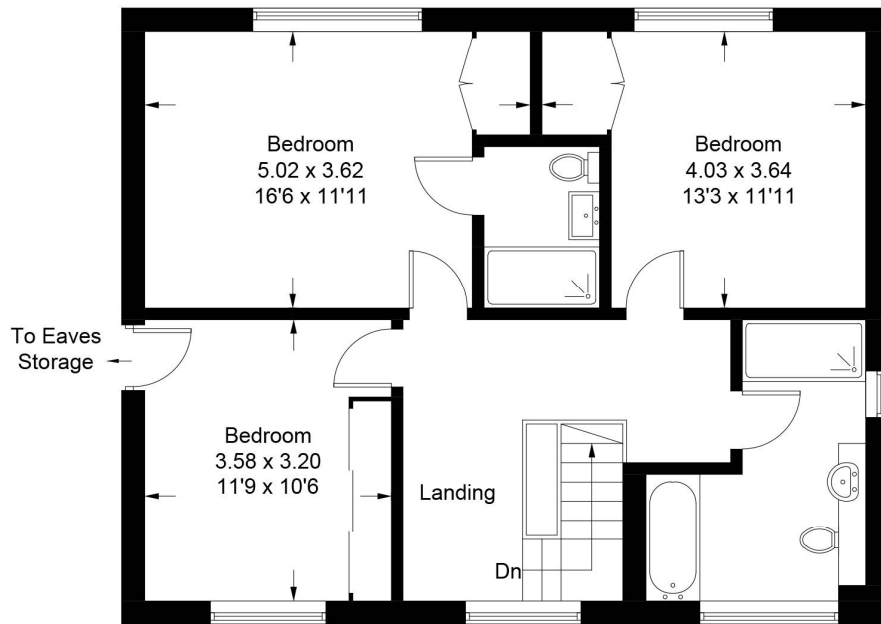
Wimblehurst, Hythe, CT21

Approximate Gross Internal Area

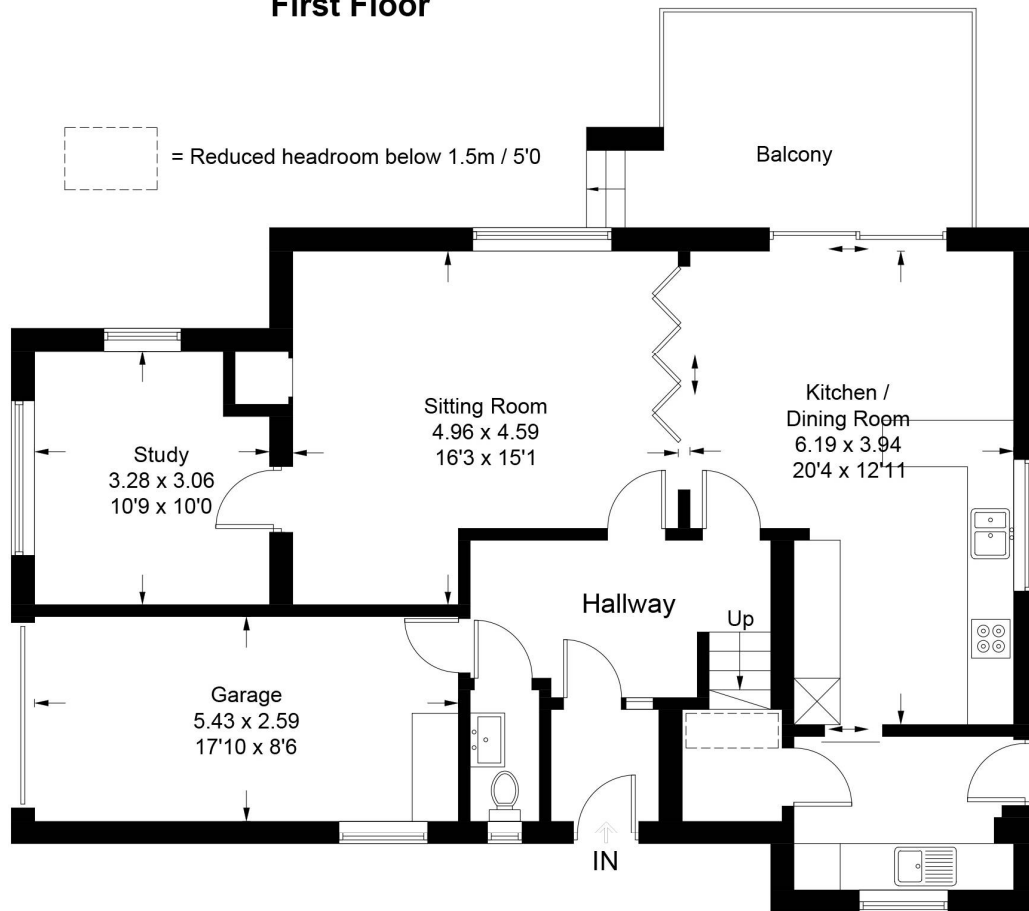
Ground Floor = 92.8 sq m / 999 sq ft (Including Garage)

First Floor = 69.3 sq m / 746 sq ft

Total = 162.1 sq m / 1745 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014260)