



49 High Street, Hythe, Kent CT21 5AD



**RIVER VIEW
BARROW HILL, SELLINDGE**

£466,666 Freehold

A unique detached house occupying a generous plot and offering versatile accommodation. Comprising a generous sitting room, fitted kitchen open plan to dining/living space, utility room, four double bedrooms and two bathrooms. Studio /workshop, delightful gardens, ample parking. EPC E



**River View
Barrow Hill
Sellindge
TN25 6JT**

**Sitting Room, Fitted Kitchen Open Plan to Dining/Living area,
Ground Floor Double Bedroom/Family Room, Bathroom, Utility Room,
Three Further Double Bedrooms, Shower Room,
Studio/Workshop, Delightful Garden, Ample Off-Road Parking**

DESCRIPTION

River View is a substantial detached house which occupies a particularly generous plot in a secluded location. The property offers very comfortably proportioned accommodation which totals circa 2174 sq ft.

The accommodation comprises a generous sitting room, fitted kitchen open through to the L shaped dining/living area which is set beneath a pitched glazed roof, beyond which is a utility room, bathroom and family room/bedroom 4. On the first floor there are three double bedrooms and a shower room.

The setting is an attractive feature of the property being delightfully secluded with pretty gardens encompassing three sides and with a generous driveway providing plentiful parking. The property also benefits from a studio/workshop.

SITUATION

The property is situated within the popular village of Sellindge with its local shop and post office, church, village hall and pub. There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone, Hythe and Ashford.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. Ashford is around 7 miles distant and offers a wider range of amenities.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (5 miles), the ferry port of Dover (16 miles) and Ashford International Passenger Station (8 miles). There is also a main line railway station at Westenhanger (2.9 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

SITTING ROOM

Staircase to 1st floor, access to walk-in storage cupboard, woodburning stove set on a stone hearth, double glazed windows to front and side, two radiators, double glazed casement doors to side giving access to the covered veranda, timber effect flooring, door to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess housing Kenwood stove cooker with gas hob and extractor hood above, square edged worksurface inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, coordinating Island, space for freestanding fridge freezer, recessed lighting, timber effect flooring, door to inner hall, open through to:-

DINING/LIVING SPACE

Set beneath a UPVC and pitched double glazed roof with double glazed windows to two sides, double glazed casement doors looking through and giving access to the garden beyond, two radiators, timber effect flooring.

INNER HALL

Access to loft space, tiled floor, doors to:-

UTILITY ROOM

Wall mounted gas boiler, space and plumbing for washing machine, double glazed window, tiled floor.

BEDROOM 4/FAMILY ROOM

Double glazed window to front, double glazed door to side, radiator, door to:-

REAR LOBBY

Door to front, door to cloakroom, door to:-

STUDIO/WORKSHOP

Double glazed casement doors to front, double glazed windows to side and front, power and light.

CLOAKROOM

Low level WC, wash hand basin.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:-

BEDROOM 1

Double glazed window to front, radiator.

BEDROOM 2

Double glazed window to side, radiator.

BEDROOM 3

Double glazed window to side, radiator.

SHOWER ROOM

Shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, part tiled walls, timber effect flooring, recessed lighting, obscure double glazed window to side, radiator.

OUTSIDE

The property is approached via a private driveway which provides parking and turning for numerous vehicles. To the side of the driveway is a generous expanse of lawn backed by mature hedging and trees. The remainder of the garden which continues past the side of the property is laid extensively to lawn and offers a good degree of privacy and is well enclosed by mature hedging and specimen trees and also enjoys a magnificent Tulip tree and a timber framed covered veranda. The garden continues to the rear where there is a timber framed shed, paved terrace and access to the studio/workshop.

EPC Rating E

COUNCIL TAX

Band E approx. £2836.35 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







River View, Sellindge, TN25

Approximate Gross Internal Area
Ground Floor = 151.6 sq m / 1632 sq ft
First Floor = 50.4 sq m / 542 sq ft
Total = 202 sq m / 2174 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083812)