

49 High Street, Hythe, Kent CT21 5AD



RIVER VIEW BARROW HILL, SELLINDGE

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

£466,666 Freehold



www.lawrenceandco.co.uk Tel: 01303 266022 email: findahome@lawrenceandco.co.uk

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.

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





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.

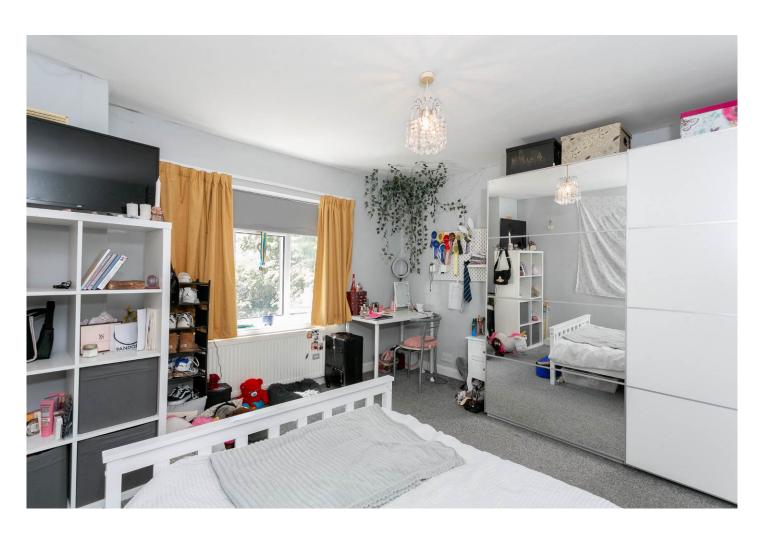




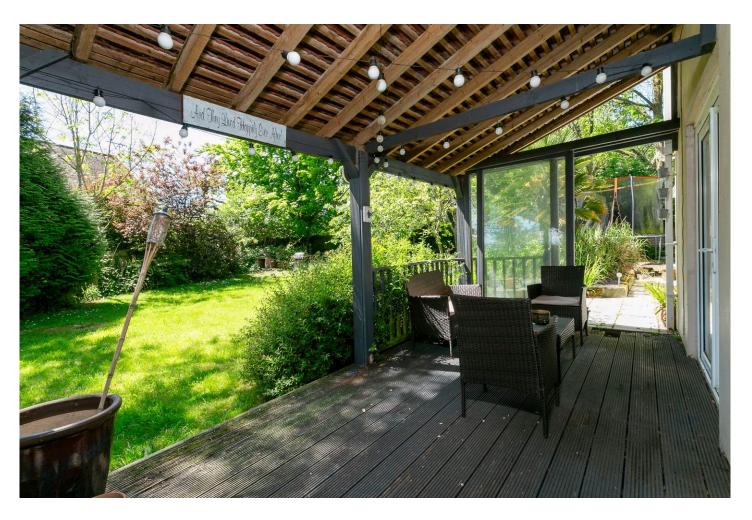








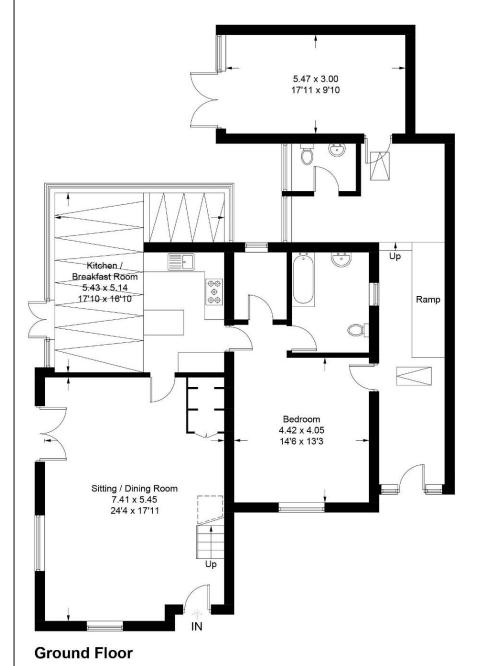


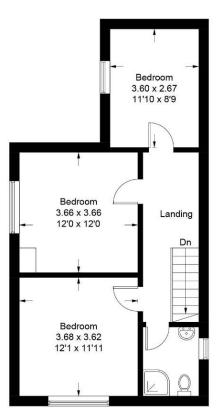




River View, Sellindge, TN25

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





First Floor

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







