

49 High Street, Hythe, Kent CT21 5AD



**5 WOOD ROAD,
HYTHE**

£299,950 Freehold

An enchanting period cottage situated on a peaceful cul-de-sac in a sought after location between the town centre and the seafront. The smartly presented accommodation includes two reception rooms, a compact kitchen with bespoke fittings, two bedrooms and a shower room. Pretty garden with outbuilding. EPC D.



**5 Wood Road,
Hythe CT21 6BJ**

**Sitting Room, Dining Room, Kitchen,
Two Bedrooms, Shower Room,
Rear Garden with Outbuilding**

DESCRIPTION

An enchanting period cottage situated on a popular cul-de-sac in a sought after location between the town centre and the seafront and a short walk from both. The property offers comfortable accommodation which is attractively presented throughout with some lovely original features.

The accommodation comprises a sitting room with a cosy wood burning stove and a separate dining room leading to the kitchen which benefits from a bespoke installation of cabinetry. On the first floor there are two double bedrooms one of which leads to the well equipped shower room. There may also be the potential for an attic conversion subject to all necessary consents and approvals being obtained.

The sunny rear garden has been attractively landscaped with a generous terrace to the rear end designed to capture the evening sun. There is also a very pretty brick built outbuilding within the garden.

SITUATION

Wood Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman's Beach or in style at The Waterfront Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boy's and girl's grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

SITTING ROOM

Entered via a upvc and opaque double glazed door in a wood effect finish, sash window to front, wood burning stove within an open fireplace in a stone surround and above a stone paved hearth, panelled storage cabinet fitted to recess to side, opening to:

DINING ROOM

Bespoke book shelving with cabinet beneath, cupboard fitted into former fireplace recess with bespoke cabinet to side, stripped pine, tongue and groove panelled door opening to staircase to first floor, sash window to rear looking towards the garden, radiator, opening to:



KITCHEN

well fitted with a bespoke installation including base cabinets incorporating freestanding Zanussi oven (available by separate negotiation) space and plumbing for washing machine and space for freestanding fridge/freezer, square edged woodblock work tops under mounted with deep ceramic butler's sink with mixer tap, tiled splashbacks, coordinating shelving and wall cupboards, tiled floor, double glazed window to side and rear looking towards the garden, upvc and double glazed door in a wood effect opening to the garden.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Attractive painted fireplace surround with cast iron insert, double glazed sash window to front, radiator.

BEDROOM

Painted fireplace around with cast iron insert with shelving and hanging pegs to side, built-in wardrobe cupboard, double glazed sash window to rear overlooking garden, radiator, door to:

SHOWER ROOM

Walk-in tiled shower enclosure behind a coloured glass block wall and fitted with monsoon shower with separate handheld attachment, low-level wc, pedestal wash basin, wall mounted gas fired Worcester boiler, exposed painted brick wall, extractor fan, obscured double glazed window to rear, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is well enclosed by close-border timber panelled fencing, a ragstone wall and yew hedging. A pathway leads past a purpose built **brick built outbuilding** with a pitched peg tiled roof, passing by a vegetable garden and leading to an area of lawn where there is a timber framed log store, specimen laburnum and espaliered fruit trees. Beyond this is a raised terrace, paved in sleeper effect slabs, designed to catch the evening sun.

NB There is a right of way across the rear of the property for the benefit of the neighbouring properties, a benefit also extended to the owners of No. 5 in return.

EPC Rating Band D

COUNCIL TAX

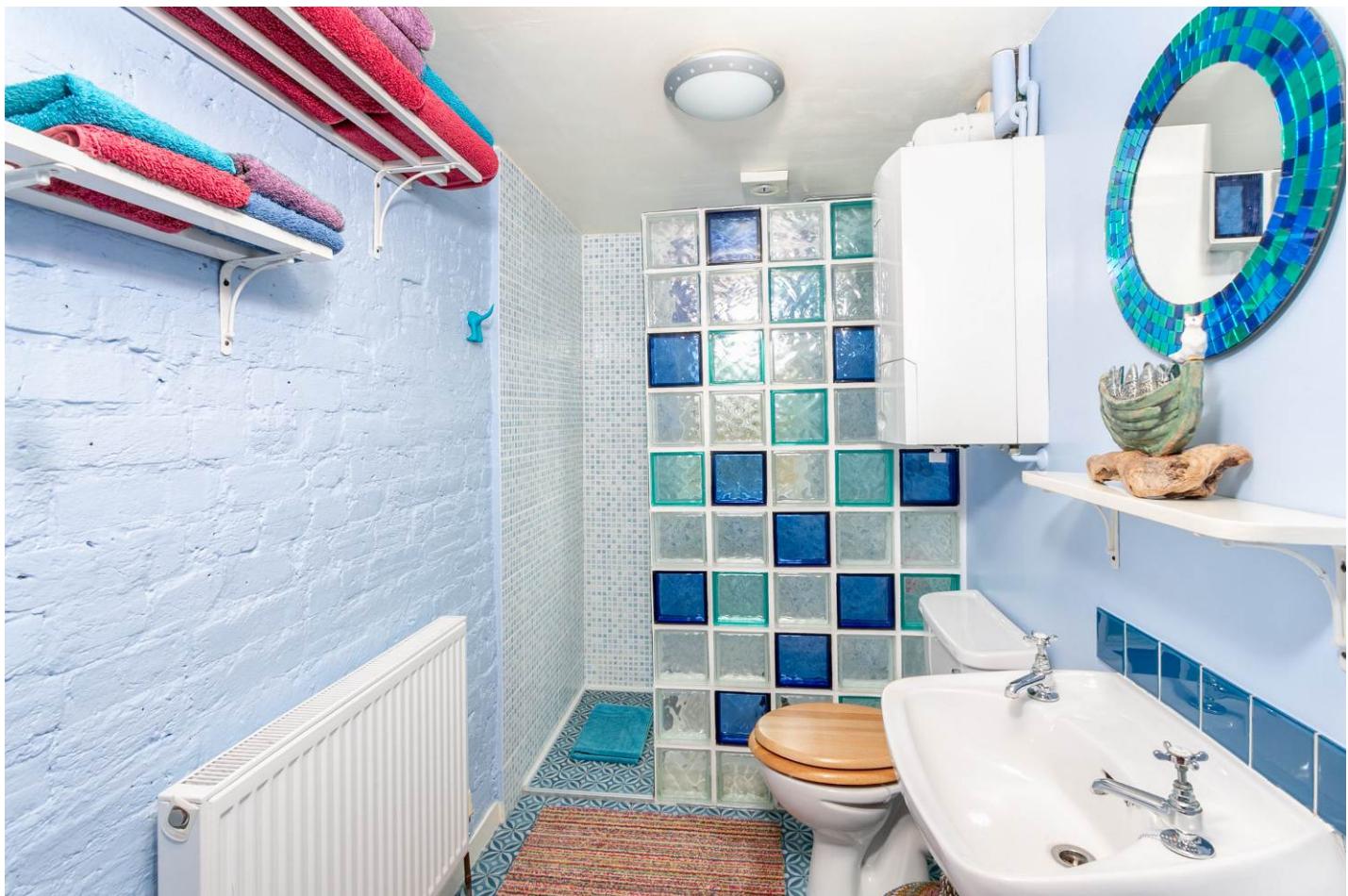
Band B approx. £1873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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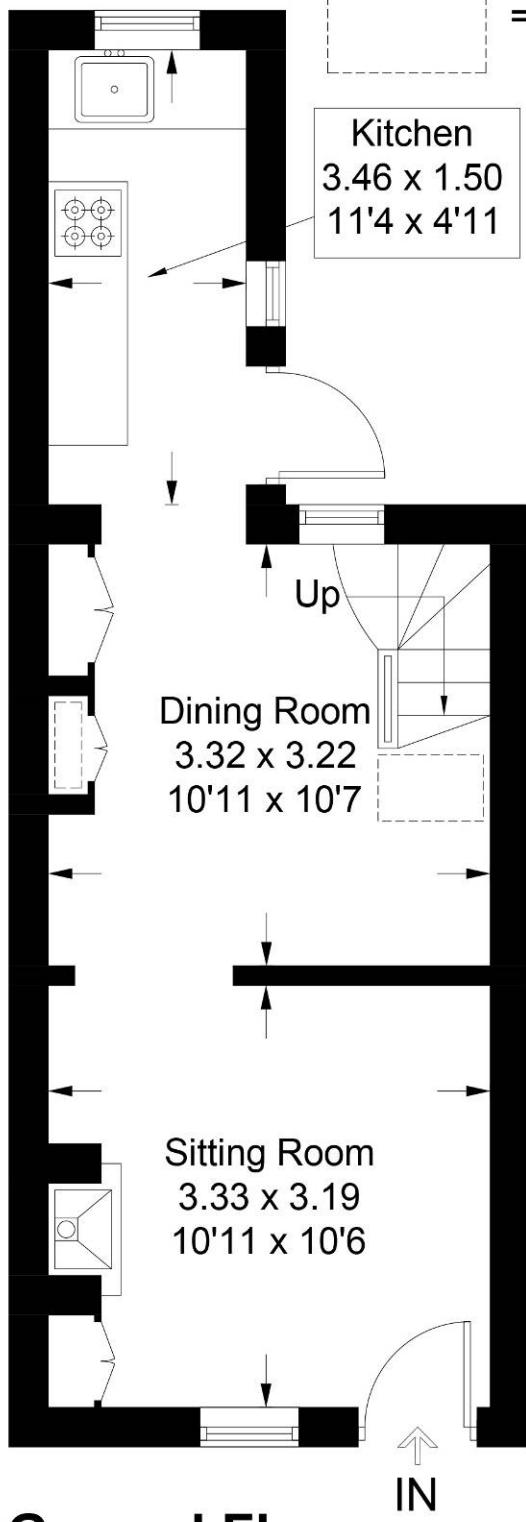
Approximate Gross Internal Area

Ground Floor = 27.8 sq m / 299 sq ft

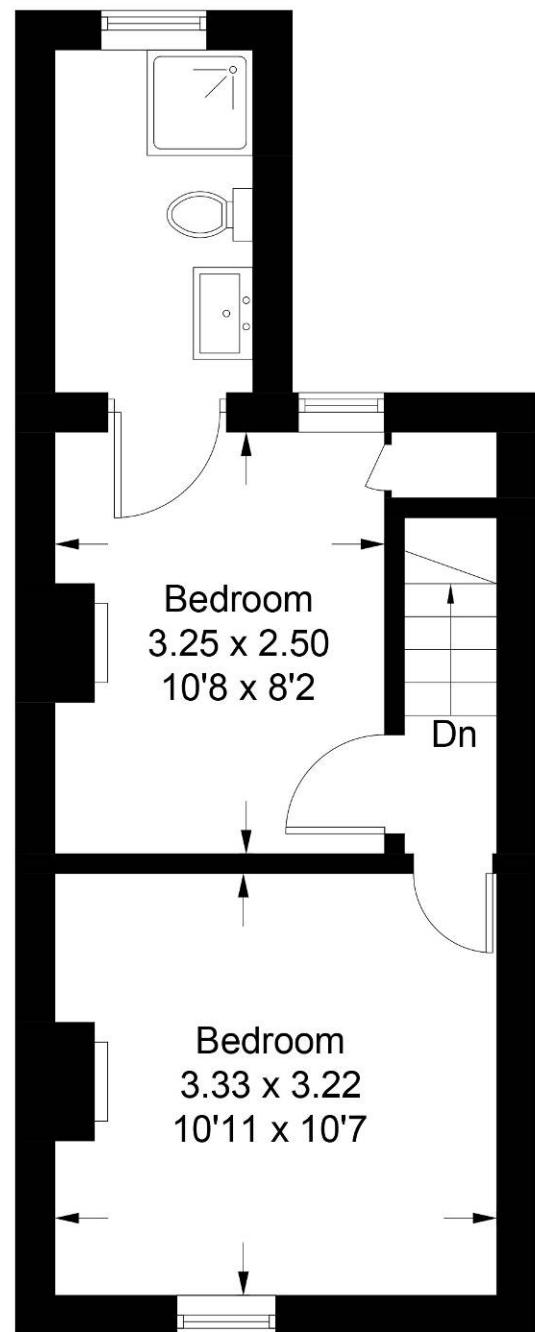
First Floor = 26.3 sq m / 283 sq ft

Total = 54.1 sq m / 582 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FourLabs.co © (ID1190342)