



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.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

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.**

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.



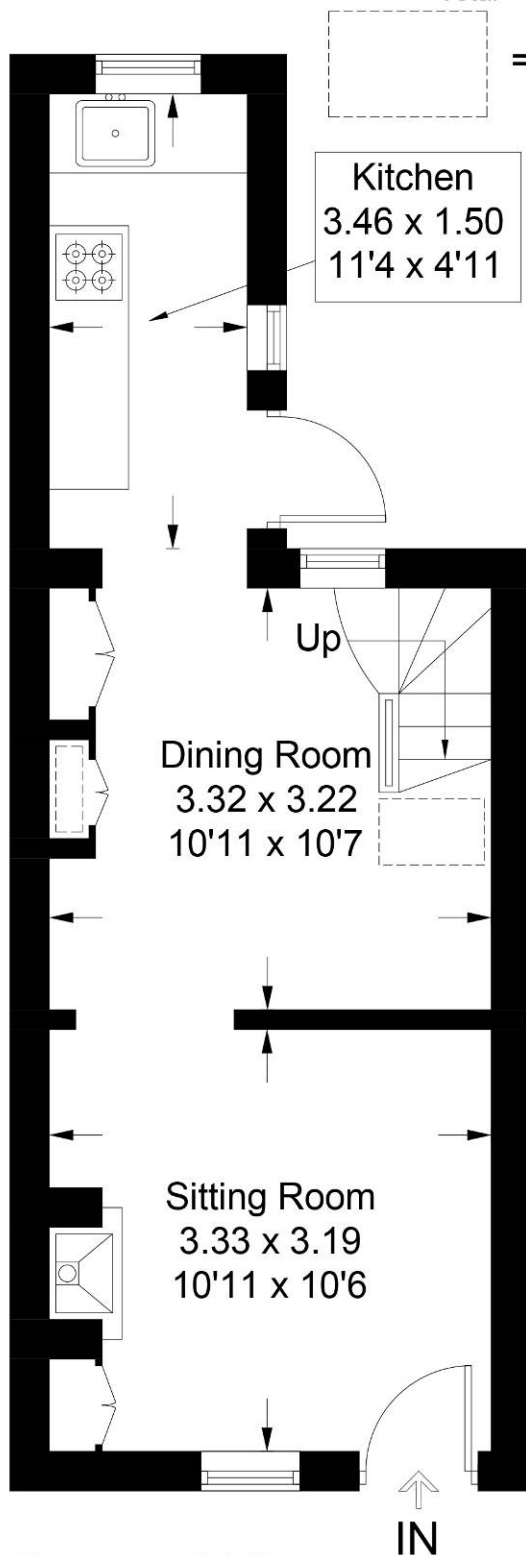




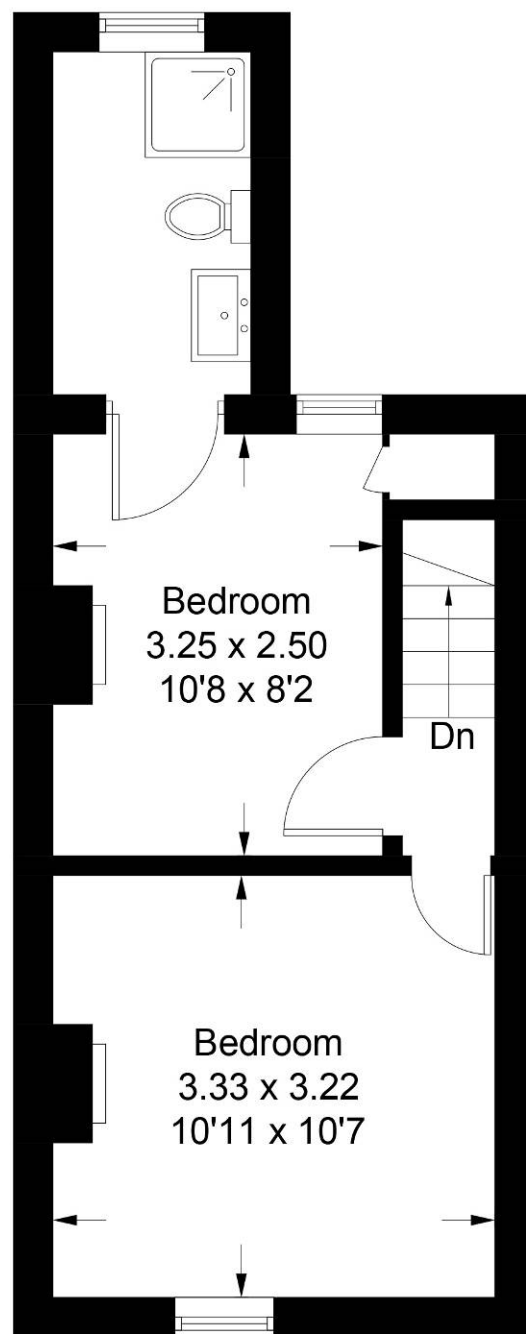
Wood Road, Hythe, CT21

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)