



## **Spanton Crescent** Hythe CT21 4SF

- Sizable Detached Family Home
- Elevated Position With Sea Views
- Well-Proportioned Accommodation
  - Bedroom Five To Ground Floor
- Owned From New By Same Family
- Five Double Bedrooms
- Front & Rear Gardens
- Family Bathroom & En Suite Shower
- Garage & Off Road Parking
  - No Onward Chain

**Offers In The Region Of £650,000 Freehold**





Mapps Estates are delighted to bring to the market this spacious five bedroom detached residence set in an elevated position affording views across Hythe town to the sea. The well-proportioned accommodation comprises a large front entrance porch, reception hall, cloakroom, a living room opening through to a separate dining room, a kitchen/breakfast room with utility space, integral garage and home office/bedroom five to the ground floor, while upstairs you will find the large master bedroom with fitted wardrobes and en suite shower room, three further double bedrooms and a family bathroom. The rear garden enjoys a sizable patio area with steps up to the lawned garden; there is also an insulated summerhouse and outbuilding. The property has been owned from new by the same family for nearly forty years and has been well looked after in that time. Also, and unusually for such a substantial family home, it is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located in an elevated position affording views of the surrounding countryside and across Hythe to the English Channel, and within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. Sandling mainline train station, the M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

#### **Ground Floor:**

### **Front Porch 8'8 x 7'2**

This spacious south-facing porch is a room in itself, with UPVC double glazed windows and entrance door, tiled floor, wall-mounted electric heater, inspection hatch, solid wood internal entrance door opening to lobby.

### **Entrance Lobby**

With doors to reception hall and cloakroom, coved ceiling, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC, wall-hung wash hand basin with tiled splashback, vinyl flooring.

### **Reception Hall 11'10 x 6'10**

With stairs to first floor and understairs store cupboard, coved ceiling, heating thermostat, radiator, glazed panel doors to living room and kitchen.

### **Living Room 17'5 x 11'6**

With front aspect UPVC double glazed window, exposed brick fireplace with fitted coal effect gas fire, coved ceiling, two radiators, glazed panel double doors opening to dining room.

### **Dining Room 11'6 x 8'10**

With rear aspect UPVC double glazed window and door to patio and garden, coved ceiling, radiator, glazed panel door to kitchen.

### **Kitchen 16'1 x 8'10**

With rear aspect UPVC double glazed window looking onto garden, range of solid wood store cupboards and drawers, square edged stone worktops with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, DeLonghi four ring gas hob with pull-out extractor over, breakfast bar with radiator under, coved ceiling, vinyl flooring, space and plumbing for dishwasher and tumble dryer, archway through to additional kitchen area and utility, further matching store cupboards and drawers, stone worktop with inset stainless steel sink/drainers with mixer tap over, rear aspect UPVC double glazed window looking onto garden, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, space and plumbing for washing machine, fitted high level DeLonghi double electric oven, space for fridge/freezer, UPVC double glazed back door, internal door to garage.

### **Integral Garage 17'5 x 9'6**

With electric roller door, consumer units, loft hatch, power and light.



### **Bedroom/Study 17'5 x 8'9 (max points)**

With front aspect UPVC double glazed window, coved ceiling, radiator.

#### **First Floor:**

#### **Spacious Landing**

With built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, loft hatch with fitted loft ladder, radiator.

#### **Master Bedroom 14'6 x 11'7**

With front aspect UPVC double glazed window enjoying views across Hythe to the English Channel, large recessed floor to ceiling triple fitted wardrobe with mirrored sliding doors, coved ceiling, radiator, door to en suite shower room.

#### **En Suite Shower Room 6'10 x 5'4**

With UPVC frosted double glazed window, large fully tiled shower cubicle, pedestal wash hand basin with mixer tap over, vanity wall light/shaver point, WC, part-tiled walls, radiator.

#### **Bedroom 14'5 x 8'9**

With front aspect UPVC double glazed window

enjoying views across Hythe to the English Channel, coved ceiling, radiator.

#### **Bedroom 12' x 8'10**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

#### **Bedroom 9'10 x 9'**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

#### **Bathroom 8'8 x 5'6**

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, tiled shelf with inset wash hand basin with mixer tap over, WC, vanity wall light/shaver point, part-tiled walls, vinyl flooring, radiator.

#### **Outside:**

To the front of the property is a lawned front garden with a pathway to the side leading to the front entrance. There is off-road parking space for two cars with access to the garage, and gates to both sides. To the rear is a large paved patio with outside tap and wall lights, a lean-to garden shed (13'7 x 4'3) and a useful outbuilding (12'5 x 5'9 - this has



been used as a home office; insulated and with power and light). Two sets of steps lead up from the patio to the garden area which is mostly laid to lawn with raised planted borders laid to beach shingle. There is also a summerhouse (8'7 x 5'6, insulated, with bi-fold doors, power and light and an attached tool shed to one side).





**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** F  
**EPC Rating** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.