



11 Ferguson Close Hythe Kent CT21 5QL  
Guide £625,000

[colebrooksturrock.com](http://colebrooksturrock.com)







# 11 Ferguson Close

Hythe CT21 5QL

A comfortable three bedroom home adjoining the canal tow path enjoying a wildlife haven. Chain Free

## Situation

Ideally positioned at the end of a peaceful cul-de-sac, this property offers a picturesque setting, backing onto the towpath along the scenic Royal Military Canal, a haven for wildlife and birds. Just beyond lies the unspoiled promenade and pebbled beach, perfect for leisurely strolls.

The house is conveniently located within a level walk of Hythe's town centre via the towpath. Hythe features three supermarkets, including Waitrose, alongside an array of independent shops, boutiques, and cafes. Transport connections are excellent, with bus routes accessible on Seabrook Road just minutes from the property. A selection of schools are nearby, including boys' and girls' grammar schools in Folkestone.

For commuters, High Speed rail services to London St Pancras via HS1 are available from both Folkestone West and Central stations, with journey times in under an hour. For drivers, the M20 motorway provides easy access to the rest of Kent, while Eurotunnel in Cheriton offers seamless connections to France and the Continent.

## The Property

The property is accessed through a covered entrance that leads into a spacious entrance porch. Double doors open into a generously sized living room, featuring an open plan central staircase rising to the first floor. The living room is bright and airy, with a snug area on one side and double aspect patio doors providing access to the front and rear gardens. Adjacent to the living room is a ground floor shower room fitted with a modern white suite comprising a shower cubicle, vanity wash hand basin, and low level WC.

Double doors from the living room lead into a large, light filled kitchen/dining room. This modern space

features a gloss fronted excellent range of storage cupboards including pan drawers, complemented by oak work tops and a matching oak topped island with additional cupboards. Integrated appliances include a full length fridge, a separate freezer, a dishwasher, a washing machine, an eye level double oven and grill, a five ring gas hob and an extractor fan. The kitchen benefits from double aspect windows, including a charming bay window with a fitted seat and storage beneath, overlooking the rear garden. A built in cupboard houses the Worcester gas boiler, and there is a door providing access to the rear garden.

Ascending to the first floor, the landing includes a loft hatch and leads to three bedrooms. The master and second bedroom both feature en-suite shower rooms with WC, along with a good range of fitted wardrobes and drawer units. The master bedroom also boasts a balcony with views of the canal towpath, golf course, and distant sea views. The third bedroom includes a fitted double wardrobe and a matching range of storage cupboards.

## Outside

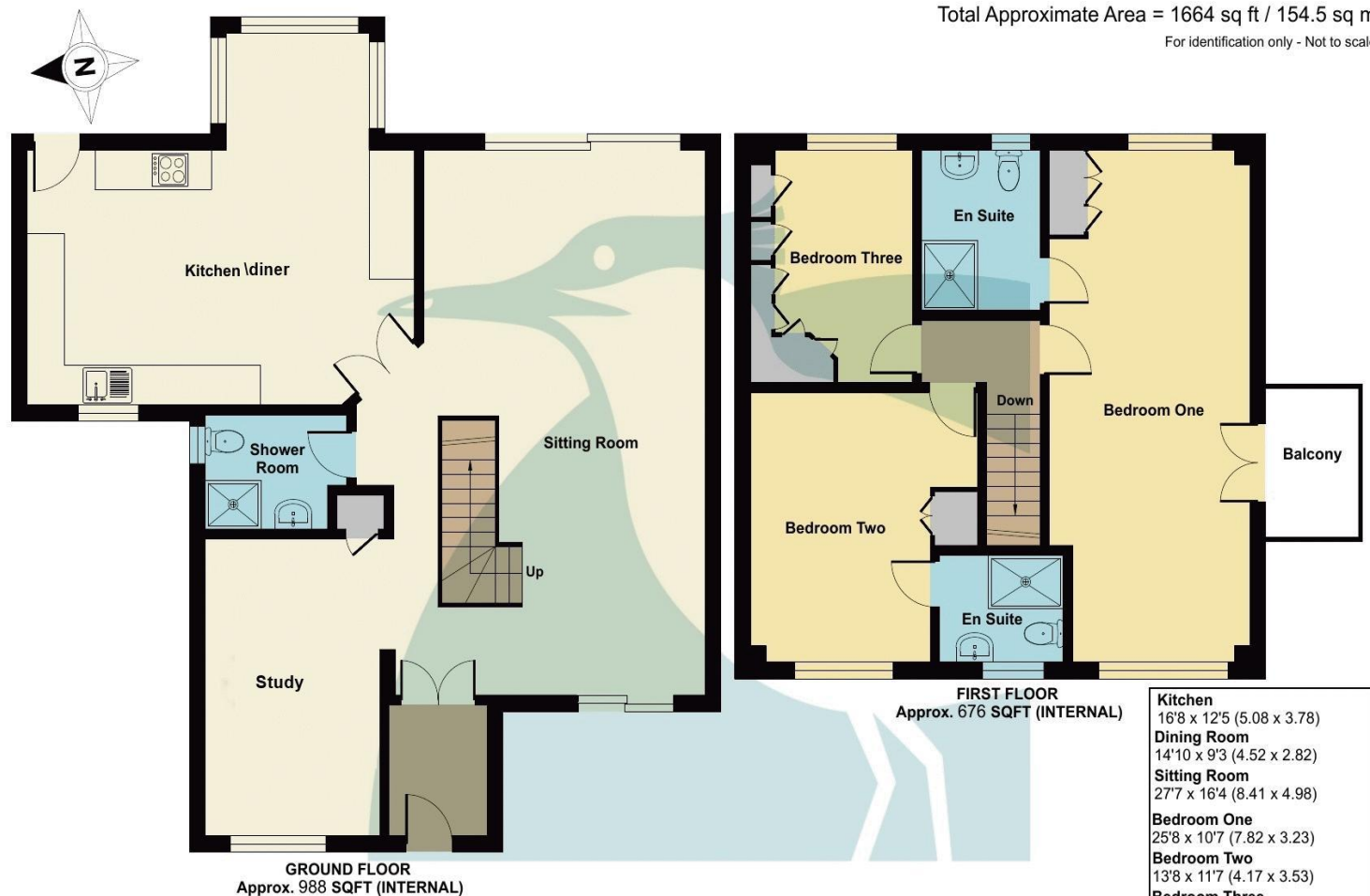
The front garden is level and primarily paved, offering off road parking for two vehicles and access to a detached double garage. Side pathways provide access to both sides of the property, which is equipped with external lighting, an outdoor water tap, and external power points.

The rear garden features a raised timber sun deck spanning the width of the property, complete with balustrade railings and steps leading down to a paved garden area. The space is enclosed by high panel fencing for privacy and includes a gate providing direct access to the Canal Towpath. Additionally, there is a summer house.





To view this property call Colebrook Sturrock on **01303 260666**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1234322

## Services

We understand all main services are installed.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: F

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Also in: Hawkinge • Sandwich • Walmer