



WestMead Stone Street Westenhanger Hythe CT21 4HT
Guide £699,000

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Westmead

Stone Street Westenhanger CT21 4HT

Three bedroom modern and spacious family home in a lovely location near Westenhanger Castle.

Situation

Westmead is in a lovely location near Westenhanger Castle and railway station, which provides convenient services to London and the High Speed link at Ashford. Westenhanger is a small hamlet located between Hythe and Sellindge and backs onto Folkestone racecourse. The neighbouring villages of Lympne and Sellindge provide basic local amenities and the benefit of a local primary school.

The nearest town is Hythe approximately 3 1/2 miles away with its high street and independent shops, cafes and restaurants, along with four supermarkets and a wide variety of sports and leisure facilities including those associated with a coastal town.

The surrounding area provides scenic walks and countryside whilst practical access to the M20 motorway, Channel Tunnel are all a short driving distance away.

The Property

Westmead, originally a 1920s detached bungalow, has been transformed through an extensive extension and refurbishment project, creating a modern and spacious family home. The property now offers flexible contemporary living, featuring three double bedrooms, including a principal suite with an ensuite shower and dressing room, alongside a separate family bathroom.

A front facing sitting room retains its traditional charm, while the substantial rear extension forms a stunning open plan kitchen and living space, enhanced by a ceiling lantern, floor to ceiling side window, and bifold doors that maximise natural light and garden views.

The bespoke kitchen boasts fully integrated appliances, Corian worktops, and a large island for both function and style.

Additional benefits include a utility room and underfloor heating in the kitchen and both bathrooms, ensuring comfort and convenience throughout.

Outside

The block paved carriage driveway lies to front with low retaining wall and garden space, offering off road parking for several vehicles and access to a single garage with electric roller door and pedestrian access to the garden.

There is a side pedestrian access and impressive patio area extending around the extension with steps from the house and ample seating area for al fresco dining. The generous sized garden is principally laid to lawn with a collection of fruit trees and natural hedging to borders.

Services

We understand there is mains electricity, water and drainage and LPG gas cylinders for heating.

Local Authority

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

Tenure

Freehold



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

Westmead, Stone Street, Westernhanger, Hythe

Current Council Tax Band: D

EPC Rating: E

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.



Outbuilding

(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = 148.7 sq m / 1601 sq ft

Garage = 20.1 sq m / 216 sq ft

Total = 168.8 sq m / 1817 sq ft

(Excluding Outbuilding)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1182267)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	41 E	
21-38	F		
1-20	G		

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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.

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