



5 Nursery Fields Hythe Kent CT21 4DL
Guide £539,000

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5 Nursery Fields

Hythe Kent CT21 4DL

A beautifully presented and stylish detached family home featuring a widened driveway providing excellent additional parking.

Situation

Nursery Fields is a highly desirable location on the Hythe hillside close to bus routes and footpaths leading down to the town centre and canal bank. Hythe's charming town centre is within reasonable walking distance and offers a variety of independent shops and restaurants as well as three supermarkets. The Royal Military canal and attractive unspoilt seafront are within easy reach also.

Commuting services are excellent with High Speed rail links to London St Pancras via Sandling station, Folkestone West and Folkestone Central, and access to the nearby M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

This beautifully presented home offers stylish, well maintained accommodation filled with natural light for a warm, welcoming feel. It features gas central heating and double glazing throughout.

The ground floor includes a bright entrance hall with engineered oak flooring, a modern W.C., and access to both the living room and kitchen/dining room. The partially open-plan layout boasts a square bay window and cosy wood-burning stove as the focal point. The standout kitchen/diner features sleek white gloss units, oak worktops, green splashbacks, and integrated appliances. Double doors lead to the front garden, with a rear window overlooking the back garden. Additional storage sits under the stairs. A door from the kitchen opens to the utility room, fitted with

matching worktops and space for multiple appliances. It enjoys garden views and access to the rear garden.

Upstairs, the landing has a built-in airing cupboard, loft hatch with ladder and lighting, and houses the boiler. There are three tastefully decorated bedrooms, two with distant sea views, and a spacious family bathroom with a modern suite, including a corner shower, large bath, pedestal basin, and stylish tiling.

Outside

The front garden features a lawn with small shrubs and a widened resin driveway offering parking for several vehicles with a side gate providing access to the rear garden.

A single garage with an electric up-and-over door includes power, lighting, and an internal tap. It adjoins a covered entrance with a side door to the rear garden. The rear garden is laid to lawn and features hedging, shrubs and a porcelain patio with pergola and seating area. Light sensors add security and convenience.

The rear boundary extends beyond the current fence, allowing potential for further extension. Gated access is available on both sides of the property.

Services

We are advised that all main services are installed.

Local Authority

Folkestone and Hythe District Council, Council



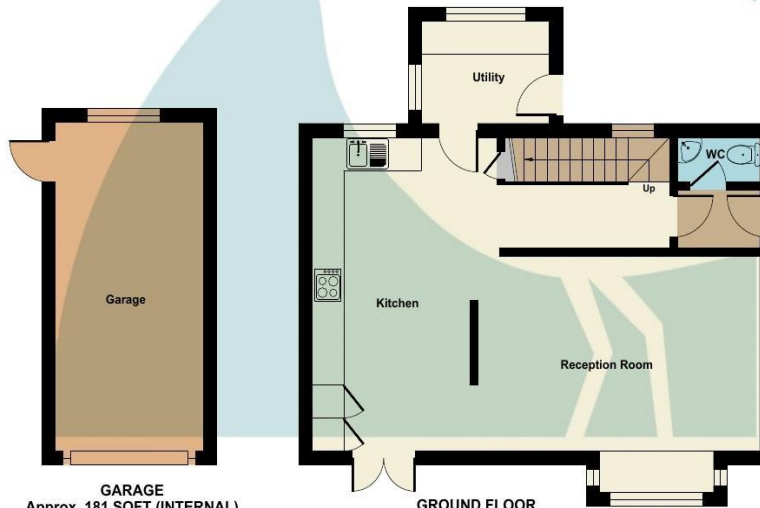
To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 1295 sq ft / 120.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR
Approx. 521 SQFT (INTERNAL)



GARAGE
Approx. 181 SQFT (INTERNAL)

GROUND FLOOR
Approx. 593 SQFT (INTERNAL)

Reception Room
17'8 x 11'7 (5.38 x 3.52)

WC
5'2 x 2'10 (1.57 x 0.87)

Kitchen
22'3 x 18'7 (6.79 x 5.66)

Utility
8' x 6'1 (2.44 x 1.85)

Garage
19'5 x 9'3 (5.93 x 2.83)

Bedroom One
14'4 x 10'9 (4.38 x 3.27)

Bedroom Two
13'1 x 9'5 (3.98 x 2.86)

Bedroom Three
8'2 x 7'5 (2.48 x 2.25)

Bathroom
8'9 x 7'2 (2.67 x 2.19)

Tenure

Freehold

Current Council Tax Band: D

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	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchem 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1266353

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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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