



49 High Street, Hythe, Kent CT21 5AD



14 COBAY CLOSE, HYTHE

£725,000 Freehold
NO ONWARD CHAIN

In a much sought after location, on a desirable cul-de-sac, a handsome double fronted neo Georgian house requiring updating but with the potential to provide an exceptionally comfortable home with 2 reception rooms, 4 bedrooms (1 en-suite), a low maintenance garden, double garage and parking. EPC D



14 Cobay Close, Hythe CT21 6AA

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room,
Kitchen/Breakfast Room, Cloakroom,
Four Bedrooms (One With En-Suite Bathroom), Shower Room,
Double Garage/Utility Area, Parking, Gardens to Front and Rear**

DESCRIPTION

This handsome neo Georgian, double fronted, detached house occupies a generous plot on this much sought after cul-de-sac. The property, which has been on the ownership of the same family since it was built in the 1970 s, appears to have been generally well maintained however, it is fair to say that it does now require updating and improvement. It is considered well worthy of the expenditure required, has been priced to reflect this and has the potential to provide an exceptionally comfortable home tailored to suit the purchasers own tastes and requirements.

The bright and airy accommodation comprises a wide and welcoming entrance hall leading to the dual aspect sitting room, a dining room, kitchen/breakfast room and a cloakroom. The kitchen opens to an enclosed walkway providing access to the garage which incorporates a utility area. The first floor comprises three double bedrooms, each with built in wardrobes, the principal room with en-suite bathroom and a fourth single bedroom with a ladder staircase accessing two attic rooms. There is also a family bathroom.

To the front of the house there is a shallow lawned garden and to the rear, the garden is largely walled and paved for ease of maintenance. It incorporates a generous gated driveway providing secure off road parking and access to the double garage. The property is offered for sale with the benefit of no onward chain.

SITUATION

The property is situated in an exclusive and much sought after cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and with Hythe s historic Royal Military Canal nearby. The town centre with its busy High Street, 3 supermarkets (including Waitrose which is a short level walk away) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a UPVC and obscured double glazed door with obscured double glazed windows to either side and above, coved ceiling, radiator, obscured glazed door with obscured glazed panels to either side opening to:

ENTRANCE HALL

Staircase to first floor with polished timber, moulded handrail, block and termed banister rails and terminating in a square newel post, access to understairs storage cupboard, coved ceiling, radiator, archway to kitchen, doors to dining room and cloakroom, double doors to:

SITTING ROOM

Painted Adam style fireplace surround with granite insert encompassing an electric fire over a granite hearth, pair of decorative ceiling roses, coved ceiling, bay with double glazed windows to front, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

DINING ROOM

Decorative ceiling rose, coved ceiling, bay with double glazed windows to front overlooking the garden, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, microwave oven, fridge and freezer, roll top work surfaces inset with four burner electric hob and one and a half bowl sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, one of which houses the wall-mounted Worcester gas-fired boiler, integrated eye-level double oven/grill, coved ceiling, tiled floor, breakfast bar, double glazed window to rear overlooking the garden, radiator, panelled and obscured glazed door to the enclosed side walkway, also accessing the garage.

CLOAK ROOM

Low level WC, pedestal wash basin, tiled walls, obscured double glazed window to rear, radiator.

FIRST FLOOR LANDING

Double glazed window to rear overlooking the garden, radiator, doors to:

BEDROOM

Extensive range of built-in wardrobe cupboards, recess for double bed flanked by bedside cabinets and shelving with overhead storage above, coved ceiling, double glazed window to front overlooking Wakefield Way, radiator, archway to:

EN-SUITE BATHROOM

Panelled bath, wash basin with mixer tap and vanity cupboard below, mirrored and illuminated vanity cupboard above, tiled walls, coved ceiling, obscured double glazed window to rear, radiator.

BEDROOM

Built-in wardrobe cupboard, coved ceiling, double glazed window to rear, overlooking the garden, radiator.

BEDROOM

Range of fitted wardrobe cupboards encompassing a recess for a single bed with bedside cabinet to side, coved ceiling, double glazed window to front, overlooking Wakefield Way, radiator.

BEDROOM

Coved ceiling, double glazed window to front, radiator, ladder staircase to attic rooms.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled Aqualisa shower, low level WC with concealed cistern, washbasin with mixer tap and vanity cupboards below, tiled floor, coved ceiling, extractor fan, obscured double glazed window to rear, radiator, door giving access to deep heated linen cupboard housing factory-lagged hot water cylinder.





ATTIC ROOM 1

Of a generous size, double glazed window to side, built in storage cupboard, door to:

ATTIC ROOM 2

Access to eaves storage, built-in storage cupboard housing cold water tank, double glazed window to side, electric heater.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid to lawn with a central paved pathway leading to the main entrance. There are borders running across the width of the property planted with a variety of shrubs and other plants including roses and fuchsias. A further paved pathway gives access to an obscured double glazed door opening to:

ENCLOSED SIDE WALKWAY

Doors to kitchen, garage and obscured glazed door to rear opening to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by a substantial brick built wall to two sides and close boarded timber panelled fencing to the third. The garden is largely paved for ease of maintenance, edged on two sides by raised beds stocked with a variety of shrubs, herbaceous and other plants, including camellia, roses, hypericum and a central circular raised bed planted with a choisya, roses and lavender amongst others. Outside lighting, outside tap.

To the left-hand side of the garden, a pair of gates open to a generous tarmac driveway providing off-road parking and access to the:

INTEGRAL DOUBLE GARAGE

Pair of up and over doors to front, power and light, cold water supply, **utility area** with base cupboard with recesses and provision for washing machine and tumble dryer to side, roll top work surface inset with stainless steel sink and drainer with hot and cold taps, obscured double glazed window to rear, door to enclosed side walkway.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

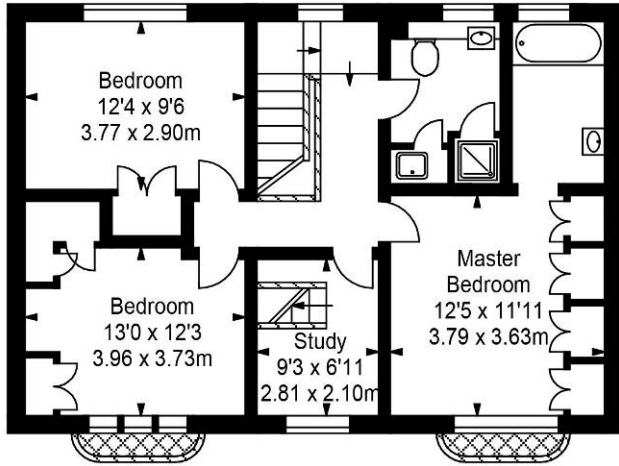


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.

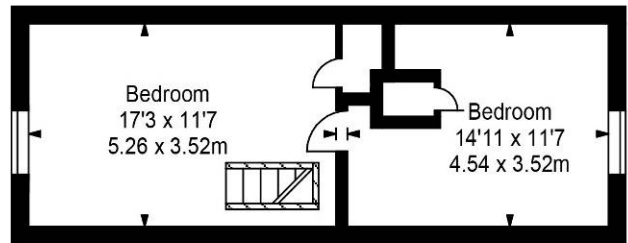


14 Cobay Close, Hythe

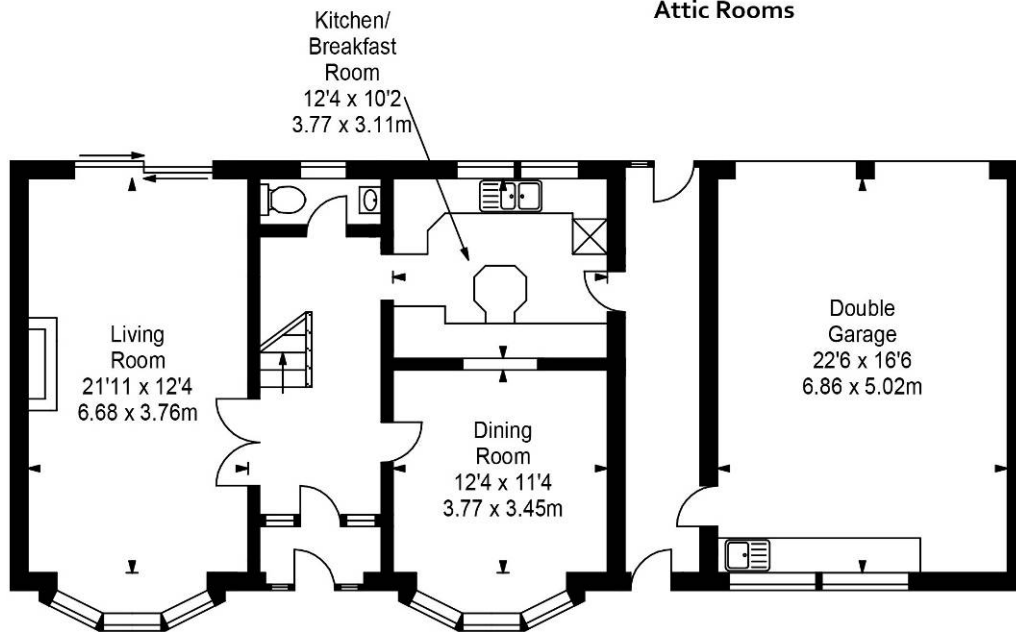
Approximate Gross Internal Area :-
 Ground Floor :- 118.54 sq m / 1276 sq ft
 First Floor :- 68.00 sq m / 732 sq ft
 Attic Rooms :- 35.02 sq m / 377 sq ft
 Total :- 221.57 sq m / 2385 sq ft



First Floor



Attic Rooms



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com