

A two-story white house with a red brick base, a balcony, and a garden. The house has a tiled roof and several windows. The garden is well-maintained with a lawn, a large green bush, and a raised bed with large green plants. The sky is blue with some clouds.

**Laing
Bennett**
Independent estate & letting agents

Herons Gate Burmarsh Road, Hythe - CT21 4NH

Guide Price **£1,150,000**

Herons Gate, Burmarsh Road, Hythe, CT21

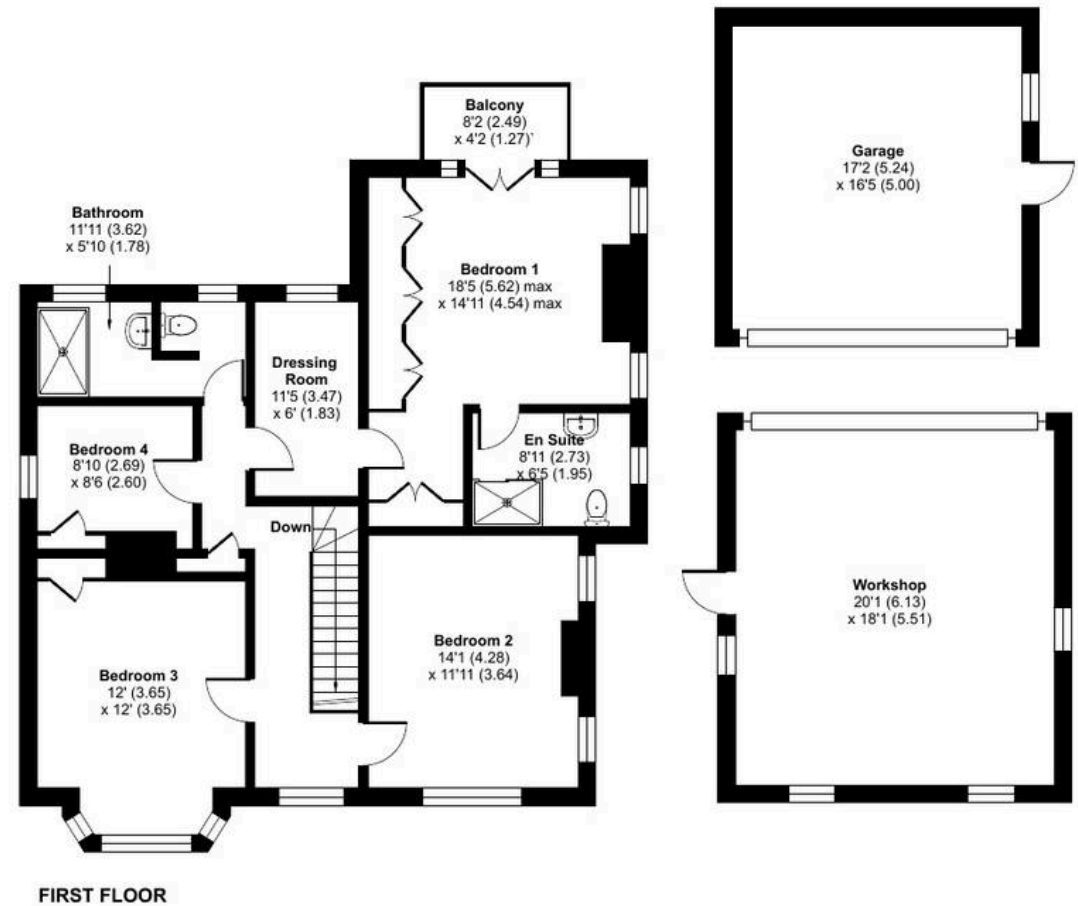
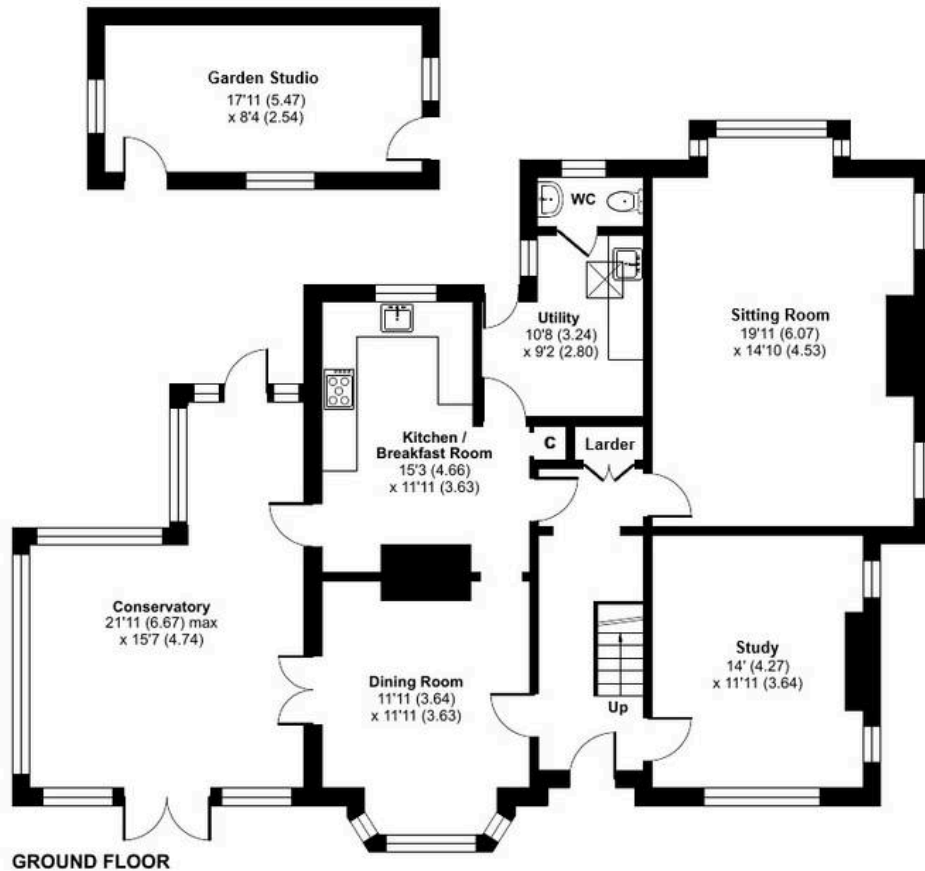
Approximate Area = 2356 sq ft / 218.8 sq m

Garage = 282 sq ft / 26.1 sq m

Outbuildings = 514 sq ft / 47.7 sq m

Total = 3152 sq ft / 292.6 sq m

For identification only - Not to scale





Herons Gate Burmarsh Road Hythe

An impressive detached residence with four reception rooms and four bedrooms. Sitting in the centre of this 0.6 of an acre plot backing onto the Royal Military Canal and countryside beyond. This charming period home is perfectly designed for relaxed, family friendly living. Step inside to discover spacious reception rooms, including a large sitting room with wood burning stove and two oriel windows and a box bay window bathing the room in natural light and looking onto the canal. To the west side of the property, there is a bright conservatory with sweeping garden views. The heart of the home is the farmhouse-style kitchen with a central island with a central 'through' fireplace fitted with a woodburning stove. A useful larder is located just off the kitchen. There is also a study again showcasing oriel windows and an attractive coal effect gas fire, utility room/boot room and cloakroom/WC. To the first floor the landing leads to the main bedroom which has a dressing room, en suite shower room/WC and rear balcony overlooking the canal and countryside. There are three further bedrooms and a family bathroom/WC. This property is truly a haven for those who love outdoor living and peaceful surroundings. The expansive, beautifully landscaped garden is a standout feature, complete with mature trees, colourful flower beds, rose garden, a picturesque pergola and a decorative arched bridge. Enjoy riverside walks, relax on the balcony, or entertain guests on the spacious stone patio. Electric gated gravel driveway with ample parking, double garage, potting shed, garden studio room and large workshop. Located in a semi rural location, approx. 1.5 miles walk or drive to the bustling High Street of Hythe.

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Laing
Bennett**
Independent estate & letting agents

Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.