



49 High Street, Hythe, Kent CT21 5AD



5 SKYE CLOSE, CHERITON, FOLKESTONE

£525,000 Freehold

A stunning family home on a small, highly regarded cul-de-sac from where it commands wonderful views over open countryside and of the sea. The spacious accommodation totals circa 2069 sq ft and includes 2 reception rooms, kitchen/breakfast room, 4 bedrooms (2 en-suites), 2 balconies. Garden and parking. EPC B



5 Skye Close, Cheriton, Folkestone CT20 3US

**Entrance Hall, Sitting Room, Dining Room,
Kitchen/Breakfast Room, Cloakroom,
Four Bedrooms (Two With En-Suite Shower Rooms), Bathroom,
Two Balconies, Gardens To Front And Rear,
Parking, Store Room**

DESCRIPTION

Forming part of a small, well regarded cul-de-sac of similarly attractive properties understood to have been completed around six years ago and therefore being sold with the benefit of the remainder of its NHBC warranty, a handsome family home which commands wonderful views over open countryside and of the sea.

The property enjoys well proportioned accommodation over three floors which is currently arranged to comprise a welcoming entrance hall leading to the generous sitting room and dining room, both of which enjoy expansive bi-folding doors opening to and uniting the space with the garden and the beautiful views. There is a sleek modern kitchen/breakfast room with integrated appliances and a cloakroom. On the first floor there are three double bedrooms, one with an en-suite shower room, another with a balcony from where views to the sea can be enjoyed. There is also a family bathroom. The first floor is occupied by the principal bedroom suite which also enjoys an en-suite shower room and its own balcony.

The rear garden is delightful having been designed for ease of maintenance and to provide an excellent environment for alfresco entertaining whilst enjoying the stunning views over the fields to rear and of the sea. There is a double width driveway and an additional parking space to the front where there is also a useful storage room.

SITUATION

Royal Military Avenue is a popular address within this sought after area, close to Cheriton High Street and being around 1.4 miles from Folkestone West Station where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach.

Cheriton enjoys a good range of local amenities including local shops and cafes, a Co-op and a BP Station incorporating an M&S Simply Food Store. There are other major supermarkets nearby. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is accessible and from here paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of good schools in the vicinity, including boys and girls grammar schools, the new Turner Academy and Morehall Primary School.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate). Bannatyne's Health Centre is within an easy walk.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect, composite and obscured double glazed door, LVT flooring in a herringbone design, staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to understairs storage cupboards, radiator, double glazed window to side, doors to:

SITTING ROOM

A generous space, in part set beneath a vaulted ceiling with four double glazed Velux roof lights, provision for wall mounted TV, full wall expanse of double glazed, bi-folding doors opening to and uniting the space with the garden beyond and enjoying views of open countryside and the sea, radiator.

KITCHEN/BREAKFAST ROOM

Well equipped with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and washing machine, square edged marble effect worktops inset with four burner gas hob with stainless steel splashback and one and a half bowl sink and drainer with mixer tap with retractable hose, coordinating upstands, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, further bank of units incorporating integrated fridge and freezer, double oven/grill and full height storage cupboard, coordinating Peninsula unit incorporating integrated fridge and tumble dryer with square edged marble effect worktops with overhang for breakfast bar, recessed lighting, LVT Flooring in a herringbone design, double glazed window to front, radiator.

DINING ROOM

LVT flooring in a herringbone design with underfloor heating, recessed lighting, full wall of low level storage cupboards incorporating wine fridge with square edged stone effect worktops, full wall expanse of double glazed bi-folding doors opening to

and uniting the space with the rear garden and from where views over open countryside, of the sea and around the bay to Dungeness can be enjoyed.

CLOAKROOM

Well fitted with a contemporary suite comprising low level WC, pedestal wash basin with mixer tap, recessed lighting, extractor fan, radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, radiator, doors to:

BEDROOM

Recessed lighting, pair of double glazed windows to front, full wall expanse of double glazed bi-folding doors opening to a generously sized **BALCONY** finished in composite decking and enclosed by glazed balustrade, the perfect vantage point from where to enjoy the views over the adjoining open countryside and of the sea, around the bay to Dungeness, radiator.

BEDROOM

Double glazed window to rear, overlooking the adjoining open countryside and with views of the sea and around the bay to Dungeness, radiator, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung washbasin with mixer tap and tiled splashback, low level WC, recessed lighting, extractor fan, radiator.

BEDROOM

Heated linen cupboard housing pressurised hot water cylinder, pair of double glazed windows to front, radiator.



BATHROOM

Well fitted with a contemporary suite comprising panelled bath set within a tiled surround and with mixer tap, wall hung wash basin with mixer tap and tiled splashback, low level WC, recessed lighting, extractor fan, heated ladder rack towel rail.

SECOND FLOOR LANDING

Door to:

PRINCIPAL BEDROOM SUITE

Access to loft space, range of fitted wardrobe cupboards, double glazed window to front within the **DRESSING AREA**, double glazed casement doors with double glazed windows to either side opening to a generous **BALCONY** finished in composite decking and enclosed by glazed balustrade, the perfect vantage point from which to enjoy the views over the adjoining open countryside, of the sea and around the bay to Dungeness, radiators, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung washbasin with mixer tap and tiled splashback, low level WC, obscured double glazed window to side, recessed lighting, extractor fan, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

Double width driveway providing off road parking for two vehicles with a paved pathway leading to the front door, the remainder of the garden being laid to lawn with borders stocked with a variety of shrubs, herbaceous and other plants including hydrangeas, alliums, ornamental grasses, and yew amongst others.

STORE ROOM

Formed from the front section of the original garage which was converted to create a dining room, now providing useful storage

for bikes, bins, ETC, power and light, with electronically operated roller door to front.

Additional parking space numbered 333.

REAR GARDEN.

The garden is well enclosed by brick built walls with peers interspersed with latticework trellis. Directly to the rear of the property is a generous terrace finished in composite decking which steps down to the remainder of the garden which is laid to faux grass with a further paved terrace and raised beds planted with a variety of shrubs, herbaceous and other plants including verbena, hydrangea, agapanthus and an acer amongst others. Outside lighting, outside tap.

EPC Rating Band B

COUNCIL TAX

Band E approx. £3,122.19 (2026/27)
Folkestone & Hythe District Council.

VIEWING

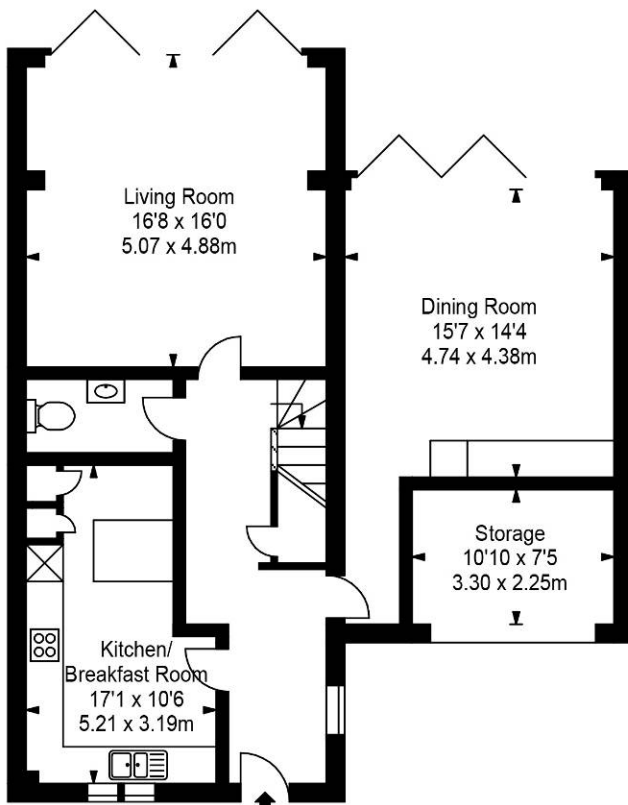
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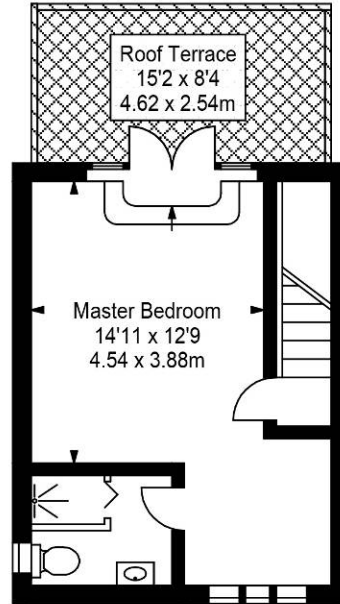


Sky Close, Cheriton

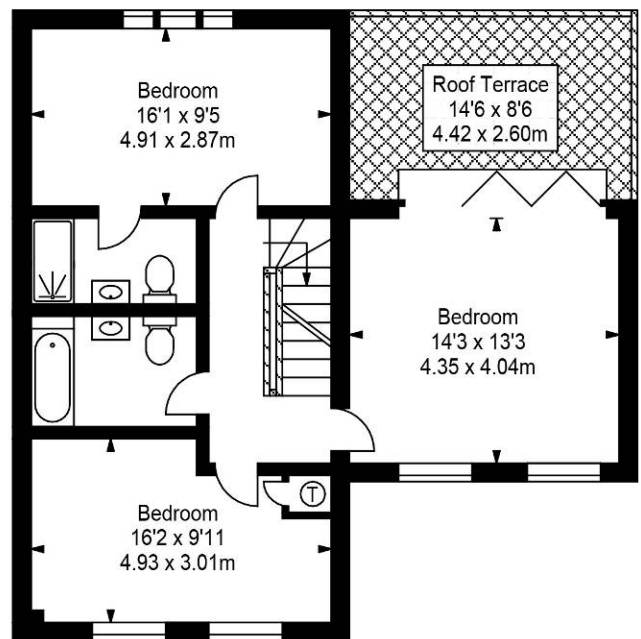
Approximate Gross Internal Area :-
 Ground Floor :- 92.34 sq m / 994 sq ft
 First Floor :- 66.98 sq m / 721 sq ft
 Second Floor :- 32.89 sq m / 354 sq ft
 Total :- 192.21 sq m / 2069 sq ft



Ground Floor



Second Floor



First Floor

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