



49 High Street, Hythe, Kent CT21 5AD



**20A EARLSFIELD ROAD,
HYTHE**

**£795,000 Freehold
NO ONWARD CHAIN**

Enviably situated on one of Hythe's most sought after roads, backing onto the Royal Military Canal, this impeccably presented detached house offers well proportioned accommodation comprising 2 reception rooms, kitchen/breakfast room, 4 bedrooms (2 en-suites). Garage, parking and garden. EPC C



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**20A Earlsfield Road,
Hythe CT21 5PE**

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast
Room, Cloakroom,
Four Bedrooms (Two with En-Suites), Bathroom,
Garage, Parking, Garden to Rear**

DESCRIPTION

This substantial detached house is enviably situated on one of Hythe's most sought after roads where its south facing garden backs directly on to and benefits from access to the banks of the Royal Military Canal. Following a comprehensive refurbishment for the current owner, the house is impeccably presented throughout.

The well proportioned accommodation is arranged to provide a welcoming entrance hall leading to the sitting room which opens onto the garden and the kitchen which is beautifully appointed and also provides access to the garden. There is also a separate dining room and cloakroom on the ground floor. The first floor boasts four double bedrooms (the principal with en-suite bathroom, the second with en-suite shower room) and a sleek contemporary bathroom.

To the front of the house the low maintenance garden has a driveway providing off road parking and access to the integral garage, also accessible from the hallway and incorporating a utility area. The garden to the rear enjoys a southerly aspect and measures approximately 100 feet in length, has a wide expanse of lawn, an attractive terrace and a summerhouse.

SITUATION

The property is situated on a highly regarded, much sought after road, on level ground, moments from the attractive unspoilt seafront and beach, the tow path alongside the historic Royal Military Canal and the town centre with its bustling High Street and wide range of independent shops, boutiques, cafes, restaurants, and doctors' surgeries etc within a pleasant stroll. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing club, etc. there are also excellent primary and secondary schools nearby and both boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 2.8 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is 3.5 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door, wood effect flooring, access to

built-in coats cupboard, staircase to first floor, recessed lighting, radiator, doors to:

SITTING ROOM

Wood effect flooring, recessed lighting, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, pair of contemporary vertical column radiators.

DINING ROOM

Wood effect flooring, recessed lighting, bay fitted with plantation style shutters to front, radiator.

KITCHEN/BREAKFAST ROOM

A generous space, well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Miele electric oven, integrated Bosch wine cooler, freestanding Miele dishwasher, square-edged granite worktops, inset with four-burner Miele gas hob and undermounted with stainless steel one-and-a-half bowl sink with mixer tap and grooved drainer to side, granite upstands, range of coordinating wall cupboards incorporating integrated Bosch microwave oven, one housing the Vaillant gas-fired boiler, stainless steel and illuminated extractor hood above the hob, space for freestanding American style fridge freezer flanked by full height shelved cupboards to either side, wood effect flooring, recessed lighting, double glazed casement doors opening to and overlooking the rear garden, double glazed window to side, radiator.

CLOAKROOM

Well fitted with a contemporary suite comprising low-level WC, wash basin with mixer tap and vanity drawers below, tiled splashback, recessed lighting, extractor fan, obscured double glazed window to side, radiator.

INTEGRAL GARAGE

Electronically operated roller door to front, power and light, plumbing for washing machine.

FIRST FLOOR LANDING

Access to loft space, recessed lighting, double glazed window to side, doors to:

BEDROOM

Wood effect flooring, range of built-in wardrobe cupboards flanking a coordinating dressing table with additional storage above, recessed lighting, bay fitted with folding plantation style shutters to front, radiator, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, low level WC, wash basin with mixer tap, vanity cupboard below and illuminated mirrored wall cabinet above with coordinating additional storage cupboard to side, tiled walls, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

BEDROOM

Wood effect flooring, recessed lighting, double glazed window to rear overlooking the garden, radiator, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wash basin with mixer tap, vanity cupboard below, mirrored and illuminated wall cabinet above, tiled walls, recessed lighting, extractor fan.

BEDROOM

Wood effect flooring, recessed lighting, dormer with double glazed window fitted with folding plantation style shutters to front, radiator.

BEDROOM

Wood effect flooring, recessed lighting, double glazed window to rear overlooking the garden, radiator.





BATHROOM

Well fitted with a contemporary suite comprising panelled bath, shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wash basin with mixer tap, vanity drawers below, coordinating additional storage cupboard to side and mirrored and illuminated wall cabinet above, tiled floor, tiled walls, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN.

The garden to the front of the property is set behind a low brick built wall and entered via a wrought iron gate opening to a paved pathway leading to the front door and a wrought iron side gate giving access to the rear garden. There is a driveway providing off-road parking and access to the garage.

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by a combination of brick built walls and timber panelled fencing. Spanning the width of the rear of the house is a generous paved terrace, ideal for alfresco dining and entertaining, which steps down to the remainder of the garden, which is laid extensively to lawn, edged by various shrubs, herbaceous and other plants, including roses, phormium, lavender, photinia, flowering cherry and buddleia amongst others. To the far end of the garden is a timber-framed storage shed and before that a detached summer house with timber panelled and glazed casement doors to front with windows to either side, the building being equipped with power and lighting. A gate gives access to the footpath running alongside the Royal Military Canal to the rear of the house.

EPC Rating Band C

COUNCIL TAX

Band F approx. £3620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

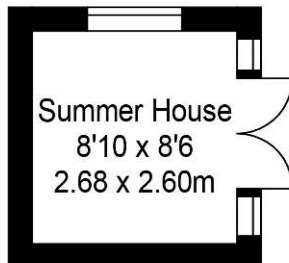
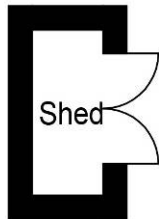
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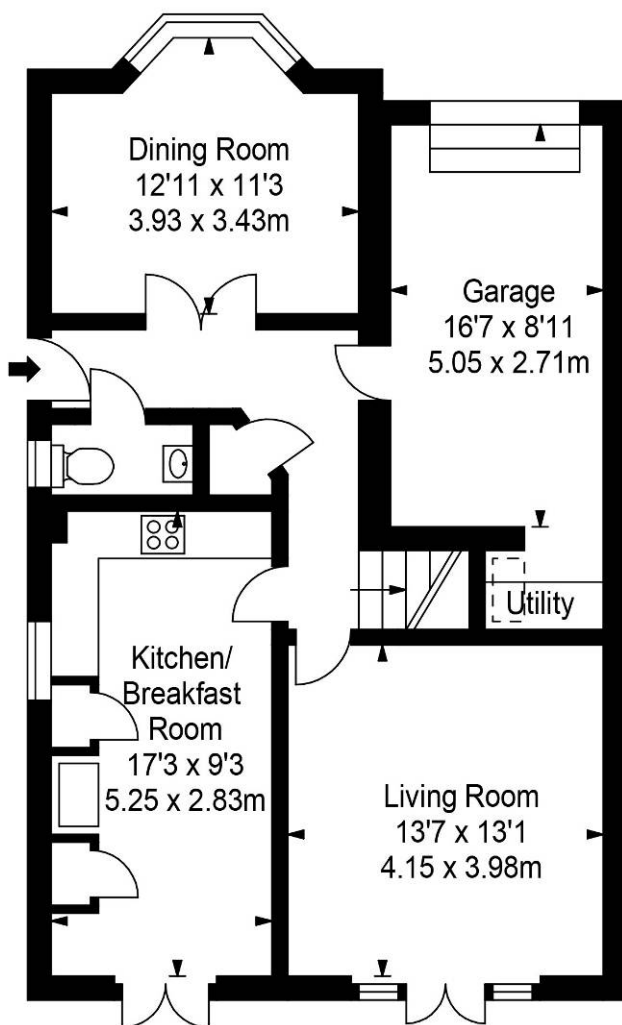
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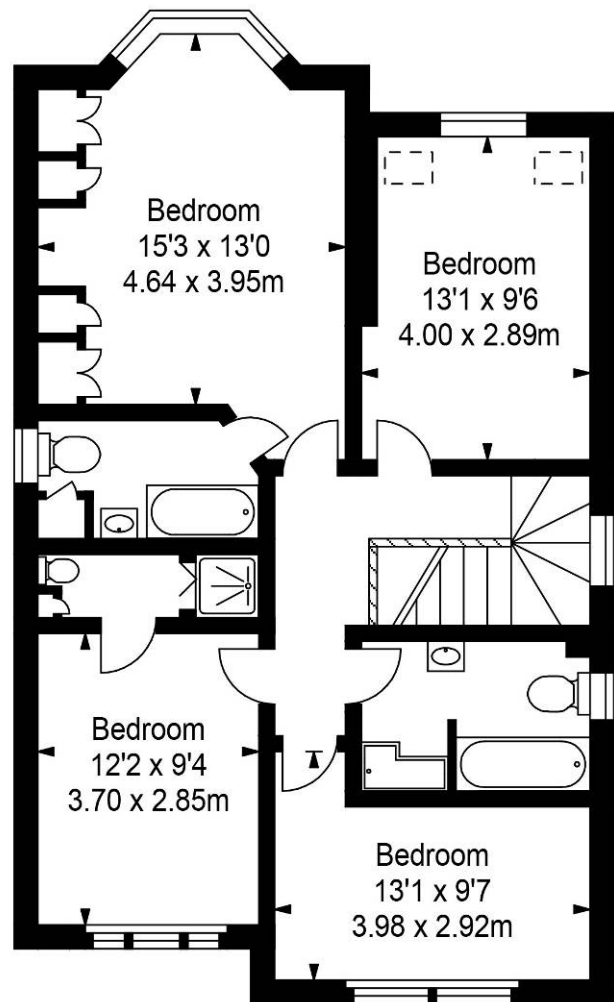
Earlsfield Road, Hythe



Approximate Gross Internal Area :-
Ground Floor :- 78.69 sq m / 847 sq ft
First Floor :- 76.27 sq m / 821 sq ft
Summer House :- 7.06 sq m / 76 sq ft
Shed :- 1.86 sq m / 20 sq ft
Total :- 163.87 sq m / 1764 sq ft



Ground Floor



First Floor

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