



49 High Street, Hythe, Kent CT21 5AD



21 NAPIER GARDENS, HYTHE

£895,000 Freehold

In a prime location between the town centre and the seafront, towards the end of a much sought after cul-de-sac, a substantial 5 bedroom (1 en-suite) detached family home offering spacious living accommodation, designed to compliment a modern lifestyle. Detached garage, ample parking, secluded gardens. EPC C



21 Napier Gardens, Hythe CT21 6DD

**Entrance Porch, Entrance Hall, Sitting Room, Family Room open
plan to Kitchen/Dining Room, Utility Room, Cloakroom,
Five Bedrooms (one with En-Suite Shower Room), Bathroom
and Separate W.C.
Garage, Parking, Gardens to Front and Rear**

DESCRIPTION

Situated on one of Hythe's favourite cul-de-sacs where family homes rarely change hands, this substantial property is no exception to rule having been home to the current owners for around twenty years. During their ownership they have considerably improved the house which has resulted in a beautifully presented interior which, combined with a thoughtfully designed single storey addition to the rear (built by their predecessors but reconfigured by them), results in a wonderful family home offering accommodation to compliment a modern lifestyle, totalling circa 2103 sq ft (plus garage). The house also benefits from 4kw of solar panels feeding in to the house and in to the grid.

The accommodation comprises an entrance porch opening to the welcoming entrance with recently refinished original floorboards which are evident throughout much of the ground floor. There is a very comfortable sitting room with a cosy wood burning stove, to the rear of the house is a spacious family room with bi-folding doors opening to the garden and partly open plan to the well equipped kitchen/dining room, also with bi-folding doors uniting the space with the garden. A useful utility room and cloakroom complete the ground floor. On the first floor the pretty landing opens to three double bedrooms, the principal room with an en-suite shower room, a bathroom and a separate cloakroom. There are two further bedrooms on the second floor.

The house stands on a generous plot with a generous frontage where there is a driveway providing off road parking and access to the detached garage. To the rear the garden is delightfully secluded, enjoys mature planting and incorporates three terraces, ideal for alfresco dining and entertaining.

SITUATION

Forming part of Hythe's desirable conservation area, Napier Gardens is a particularly sought after cul-de-sac, accessed from Stade Street, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, sailing etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of UPVC and double glazed doors with double glazed windows to either side, tiled floor, recessed lighting, panelled and opaque glazed door opening to:

ENTRANCE HALL

A generous space with staircase to first floor with moulded handrail, shaped banister rails and terminating in a square fluted newel post, polished timber floorboards, recessed lighting, double glazed window to side fitted with folding plantation style shutters, radiator, doors to:

SITTING ROOM

Polished timber floorboards, open fireplace with wood burning stove above a granite hearth and beneath an oak bressummer beam with fitted cabinets and bookshelves to either side deep, moulded cornice, pair of wall light points, bay with double glazed windows to front fitted with folding plantation style shutters, radiator.

FAMILY ROOM

Polished timber floorboards, alcove for TV with cabinets below and cabinets and shelving to side, bay with double glazed windows to side fitted with folding plantation style shutters, radiator, bi-folding doors opening to and overlooking the rear garden, radiator open plan to:

KITCHEN/DINING ROOM

A generous space well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, deep pan drawers, square-edged Corian worktops inset with four burner Bosch induction hob with coloured glass splashback and Bosch stainless steel, glazed and illuminated extract hood above and one and a half bowl stainless steel sink and drainer with mixer tap within the peninsular unit which creates a divide between the kitchen and dining areas. Further bank of coordinating units incorporating integrated fridge, freezer, eye level double oven/combi

microwave oven and pair of full height storage cupboards, tiled flooring throughout with underfloor heating, door returning to entrance hall, two double glazed windows to side, recessed lighting, extractor fan, the dining area with bi-folding doors opening to and uniting the space with the rear garden.

UTILITY ROOM

Base cupboards with recesses and provision for washing machine and tumble dryer, square edged woodblock work surface undermounted with deep ceramic butler's sink with mixer tap, full height storage cupboard, tiled floor, rise and fall clothes airer, extractor fan, double glazed window to side, door to:

CLOAKROOM

Low level WC, wall hung washbasin with tiled splashback, tiled floor, wall mounted Ideal Logic Combi 2 C35 gas fired boiler, opaque double glazed window to front, radiator.

FIRST FLOOR LANDING

A generous space with staircase continuing to second floor, recessed lighting, double glazed windows to front and side fitted with folding plantation style shutters, doors to:

BEDROOM

Former fireplace recess, bay with double glazed windows to front fitted with folding plantation style shutters, radiator, square opening leading to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wall hung wash basin with mixer tap and tiled splash back, recessed lighting, extractor fan, opaque double glazed window to front, wall mounted heated ladder rack towel rail.





BEDROOM

Fitted wardrobe cupboard, double glazed window to side, double glazed window to rear fitted with folding plantation style shutters and overlooking the garden, radiator.

BEDROOM

Shelved alcove, oval window to rear overlooking the garden, bay with double glazed windows to side fitted with folding plantation style shutters, radiator.

BATHROOM

Panelled bath fitted with mixer tap, Mira Sport monsoon shower with separate handheld attachment and glazed shower screen, pedestal washbasin with mixer tap, walls tiled to half height, tiled floor, extractor fan, recessed lighting, opaque double glazed window to rear, wall-mounted heated ladder rack towel rail.

SEPARATE WC

Low level WC, wall-hung wash basin with tiled splashback, tiled floor, opaque double glazed window to side, radiator.

SECOND FLOOR LANDING

Access to deep walk-in storage cupboard, further fitted storage cupboard, recessed lighting, doors to:

BEDROOM

Attractive painted cast iron fireplace surround, double glazed window to side enjoying views over gardens and towards The Roughs, radiator.

BEDROOM

Timber effect flooring, attractive painted cast iron fireplace surround, recessed lighting, dormer with double glazed window to rear overlooking the garden, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a rendered wall and is entered via a five bar personal gate opening to a paved

pathway leading to the front door and which extends beneath a covered canopy to a personal gate giving access to the rear garden. To the right of the front garden a pair of five bar gates open to a driveway topped in granite chippings and providing off-road parking for two vehicles and access to the detached garage. The remainder of the garden is occupied by a small area of lawn and beds planted with mature shrubs and other plants including japonica fatsia, palms, phormium, rosemary and a host of others. There are also two raised vegetable beds to the side of the house.

DETACHED GARAGE

Up and over door to front, window to side, power and light, adjoining brick built **garden storeroom** which is also supplied with power and light and is accessed from the:

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of close boarded timber panelled fencing, a brick-built wall and a smooth rendered wall topped in trellis, directly to the rear of the house is a generous elevated terrace which steps down to the remainder of the garden which is laid extensively to lawn surrounded by borders well stocked with a variety of shrubs herbaceous and other plants including choisya, skimmia, paeony, salvia, japonica fatsia, euonymus, hebe and a host of others. There is also a small ornamental pond. To the right hand side of the garden is a generous paved terrace set beneath a timber framed pergola and providing the perfect environment for alfresco dining and entertaining. Outside lighting, outside power point.

EPC Rating Band C

COUNCIL TAX

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

VIEWING

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



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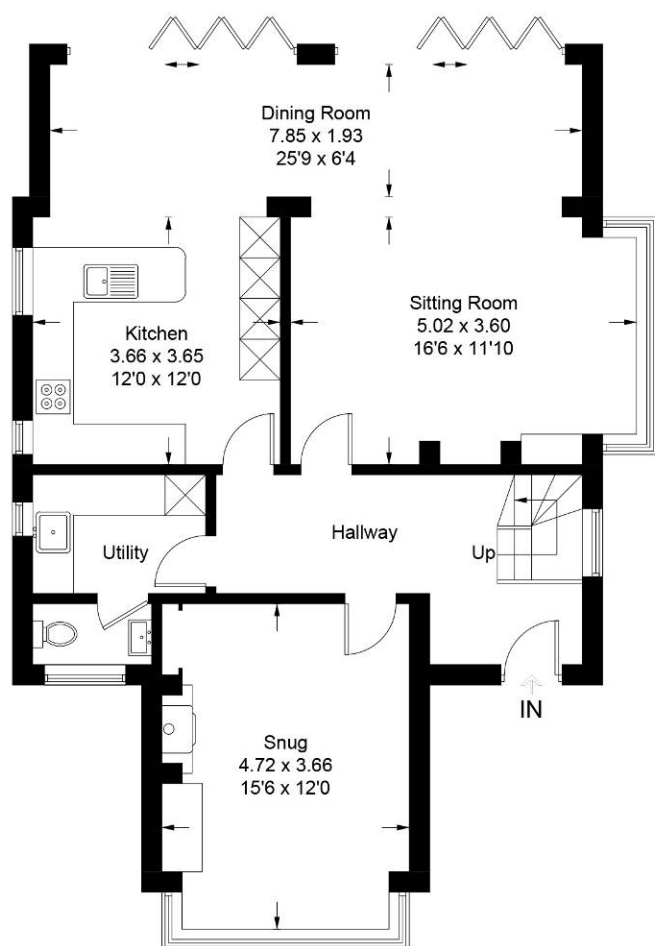


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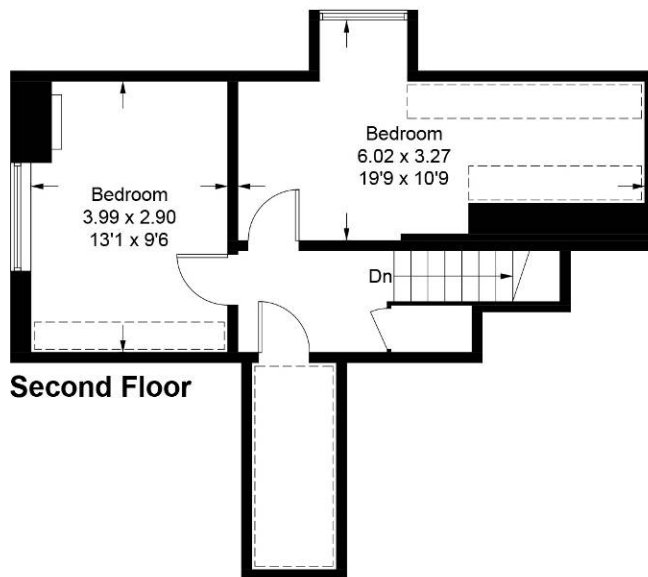
Approximate Gross Internal Area
 Ground Floor = 88.3 sq m / 950 sq ft
 First Floor = 69.5 sq m / 748 sq ft
 Second Floor = 37.6 sq m / 405 sq ft
 Total = 195.4 sq m / 2103 sq ft



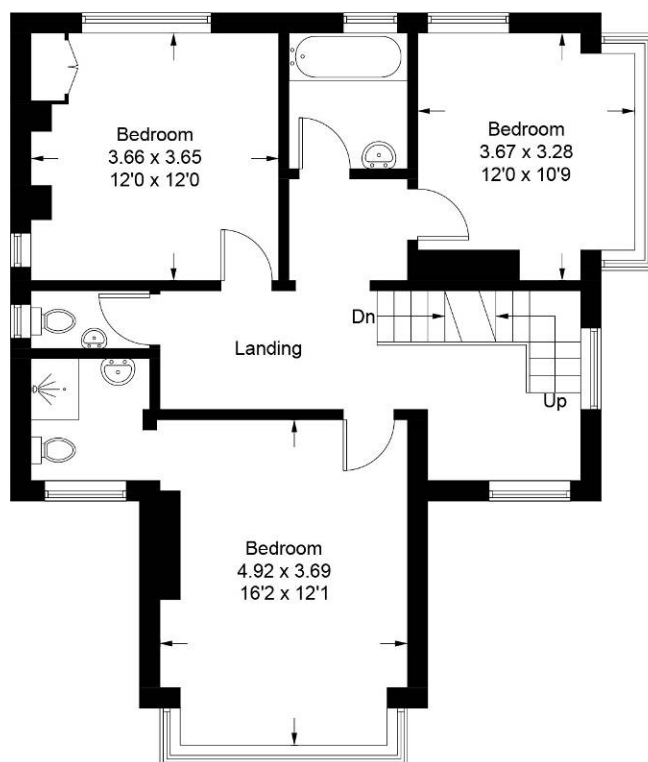
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

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