



49 High Street, Hythe, Kent CT21 5AD



**AUDLEY HOUSE,
7 AUDLEY ROAD, FOLKESTONE**

**£750,000 Freehold
No Onward Chain**

In a much sought after location, moments from Folkestone West Station and a short level walk from The Leas, this beautifully appointed, 4 bedroom family home enjoys spacious living accommodation, a generous kitchen/breakfast room, a wonderful garden, 2 workshops, ample parking and a garage. EPC



**Audley House,
CT20 3QA**

**Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Breakfast
Room, Laundry Room, Cloakroom,
Four Bedrooms, Bathroom,
Garage, Ample Parking, Gardens, Two Workshops/Studio**

DESCRIPTION

Audley House is a handsome, detached, period property which is well situated being just moments from Folkestone West and a short walk from some excellent schools. The property offers beautifully presented accommodation which is of particularly comfortable proportions and exudes charm and character throughout.

The accommodation comprises a wide and welcoming entrance hall leading to two generous reception rooms, the sitting room with a cosy woodburning stove, the dining room opening onto the garden to the rear. The kitchen/breakfast room has been recently refitted with a smart contemporary kitchen, the breakfast area set beneath a double glazed roof and with a full wall of glazing with doors opening to and uniting the space with the garden. There is also a laundry room and a cloakroom. The first floor comprises four bedrooms, three doubles and a single and a family bathroom.

The generous front garden offers parking for a number of vehicles and access to the attached garage. The rear garden offers a surprisingly tranquil environment in which to relax and dine alfresco on the recently laid terrace at the rear of the house or on the wide expanse of lawn. There is also a vegetable garden, green house, shed and two workshops/studios.

SITUATION

Audley Road is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station from 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, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where 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 outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

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 (All times and distances are approximate).

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with leaded light panel, polished timber floorboards, double glazed window to side, radiator, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a square newel post, double glazed door to garden, doors to:

SITTING ROOM

Attractive painted timber fireplace surround encompassing a wood burning stove above a slate hearth, moulded cornice, bay with double glazed picture window to front fitted with folding shutters, radiator.

DINING ROOM

Painted timber floorboards, attractive polished timber fireplace surround, moulded cornice, wall light point, bay with double glazed casement doors with windows to either side, opening to and overlooking the rear garden, radiator.

KITCHEN/BREAKFAST ROOM

A generous space overlooking the garden, the breakfast area is set beneath a double glazed sloping ceiling, pair of double glazed casement doors and windows opening to and overlooking the garden, polished timber floorboards throughout, the kitchen well fitted with a comprehensive range of base cupboard and drawer units in a contemporary Shaker style incorporating space and plumbing for dishwasher, integrated Bosch oven and integrated Bosch microwave, square-edged Corian worktops incorporating pre-moulded sink with mixer tap and inset with Bosch four burner induction hob with tiled splashback and stainless steel extractor hood above, glazed wall cabinet, coved ceiling, recessed lighting, radiator, door to deep shelved **pantry** with slate shelf, door to:

LAUNDRY ROOM

Woodblock worktop with provision beneath for washing machine and tumble dryer, ledge and braced door to front with window to side, radiator.

CLOAKROOM

Low-level WC, wall-hung washbasin with tiled splashback, tiled floor, radiator.

FIRST FLOOR LANDING

Double glazed window to side above the stairwell, access to loft space via a hatch fitted with a loft ladder, doors to:

BEDROOM

Feature panelled wall, full wall range of fitted wardrobe cupboards, bay with double glazed picture window to front, pair of wall light points, radiator.

BEDROOM

A pair of double glazed windows to rear overlooking the garden, radiator.

BEDROOM

Built-in storage cupboard, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Painted timber floorboards, coved ceiling, double glazed window to front, radiator.

BATHROOM

Well fitted with a contemporary suite comprising P-ended bath with glazed shower screen, mixer tap and separate thermostatically controlled shower, wall-hung wash basin with mixer tap and vanity drawers below, low level WC, localised tiling, recessed lighting, double glazed window to side, heated towel rail incorporating column radiator.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall and is edged with close boarded timber panelled fencing to either side. It is entered via a five-bar gate with personal gate to side opening to a generous driveway, topped in shingle and providing off-road parking for numerous vehicles, timber framed log store. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is enclosed by a combination of mature evergreen hedging and brick-built wall. Directly to the rear of the house is a generous paved terrace, perfect for alfresco dining and entertaining, stepping down to the remainder of the garden which is laid largely to lawn incorporating a storage shed, timber-framed greenhouse, raised vegetable beds, a mature Indian bean tree, magnolia, and various other beds planted with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a purpose-built **workshop** providing a generous space and equipped with power and lighting. To the side of the house is an additional **workshop** of timber-framed construction with a pair of doors to side, windows to side and floor to ceiling window to one end, also equipped with power and lighting.

EPC Rating Band

COUNCIL TAX

Band F approx. £3,689.86 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Audley Road, Folkestone, CT20

Approximate Gross Internal Area
Ground Floor = 87.9 sq m / 946 sq ft
First Floor = 73.1 sq m / 787 sq ft
Total = 161.0 sq m / 1733 sq ft

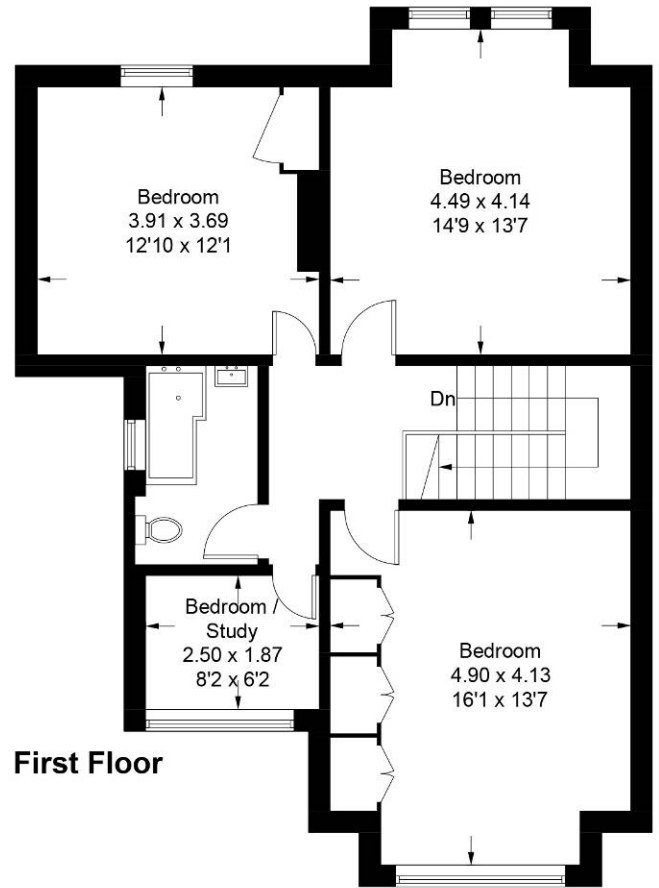
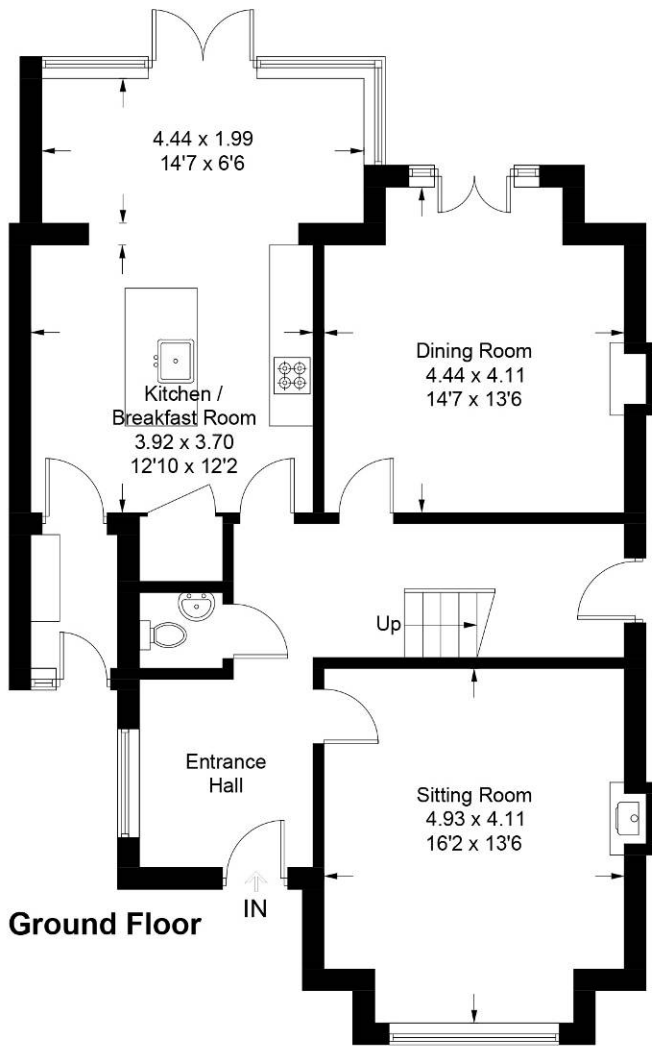


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