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49 High Street, Hythe, Kent CT21 5AD



## **PARK LODGE, BARRACK HILL HYTHE**

**£650,000 Freehold**

**This handsome detached house occupies a generous plot on level ground in a much sought after location. The property has been extensively improved by the current owners and comprises a sitting room, kitchen/dining/living space, utility room, study, 4 bedrooms (one en-suite) and a bathroom. Gardens. EPC D**



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# **Park Lodge Barrack Hill Hythe CT21 4BZ**

**Entrance Hall, Open Plan Kitchen/Dining Living Space, Sitting Room,  
Utility Room, Cloakroom, Study  
4 Bedrooms (principal with en-suite shower room & walk-in wardrobe), Bathroom,  
Gardens to Front & Rear**

## **DESCRIPTION**

This handsome double fronted detached house has been the subject of a programme of improvements by the current owners in recent years and it now offers spacious and impeccably presented accommodation, designed to complement a modern lifestyle.

The well proportioned accommodation comprises a generous triple aspect sitting room with wood burning stove, a stunning open plan kitchen/dining living space with integrated appliances, granite work tops and doors uniting the space with the garden, a utility room, study and cloakroom. The spacious landing leads to four bedrooms (the principal with en-suite shower room and walk in wardrobe) and a family bathroom.

The house occupies a generous plot with gardens to the front and rear. Whilst there is currently no off street parking it is perfectly feasible to create parking and parking outside is readily available.

## **SITUATION**

Set at the foot of the hill, Barrack Hill is a sought after location only a short level walk from the Royal Military Canal, town centre and is close to bus routes. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), and bustling High street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is within reasonable walking distance and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, two golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 - 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Sandling (Saltwood) (2 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford. (All times and distances are approximate).

The accommodation comprises:

### **ENTRANCE HALL**

Entered by a composite door with obscure panel to side, cupboard housing Worcester gas boiler and Tornado water cylinder, door to shelved storage cupboard, tiled floor, radiator, door to: -

### **KITCHEN/DINING/LIVING SPACE**

Tiled floor throughout, access to deep understairs storage cupboard, pair of eye-level storage cupboards, staircase to first floor with polished timber moulded handrail and tall double glazed window above it, radiators, open plan to:

***Kitchen Area:*** Fitted with a comprehensive range of base cupboard and drawer units in a high gloss finish with integrated Lamona microwave, square edge granite worktops, under mounted 1½ bowl sink with mixer tap and grooved drainer to side, tiled splash backs, further bank of full-height cupboards with two integrated Neff Ovens, large coordinating island unit with square edged granite worktop inset with Zanussi induction hob with extractor above, recessed lighting, double glazed window overlooking the garden.

***Living/Dining Space:*** French doors to front opening to and overlooking the garden, radiator. Doors to utility room and study.

### **UTILITY ROOM**

Fitted with coordinating cupboards, square edged granite worktop inset with undermounted Belfast sink with hot water tap, plumbing and space for washing machine and tumble dryer, coordinating wall cupboards, double glazed window overlooking the garden, tiled splashbacks, radiator, recessed lighting.

### **STUDY**

Coved ceiling, double glazed door to garden, tiled floor, door to:-

### **CLOAKROOM**

Low level WC with concealed cistern, wash basin with worksurface to side and vanity cupboards below, recessed lighting, obscured glazed window to rear, extractor fan, radiator.

### **SITTING ROOM**

Attractive stone fireplace surround with recessed wood-burning stove above a stone hearth, attractive arched niche incorporating low level glazed display cabinet, wall light points, double glazed window to front overlooking the garden, French doors to rear opening to and overlooking the garden, two obscure windows to side, radiators.

### **FIRST FLOOR LANDING**

A generous space flooded with light from the window by the stairwell, access to low level storage cupboard, access to deep airing cupboard, access to loft space, recess lighting, radiator, doors to: -

### **BEDROOM 1**

Double glazed window to front overlooking garden with pleasant views towards the Roughs, double glazed window to side, door to **walk-in wardrobe**, recessed lighting, central ceiling fan (with remote control), radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Twin size tiled shower enclosure with thermostatically controlled shower, wash basin with mixer tap and vanity cupboards below, low-level WC, heated ladder rack towel rail, obscure double glazed window to side, recessed lighting, tiled walls, extractor fan.

### **BEDROOM 2**

Built in wardrobe cupboards with hanging rail and shelving, coved ceiling, double glazed window to front overlooking the garden, double glazed window to side, radiator, recessed lighting.





### **BEDROOM 3**

Built in wardrobe cupboard fitted with hanging rail and shelf, double glazed window to side and rear overlooking the garden, radiator, recessed lighting.

### **BEDROOM 4**

Built in wardrobe cupboard fitted with shelving, double glazed window to front overlooking the garden with pleasant views towards the Roughs, radiator, recessed lighting.

### **BATHROOM**

Panelled bath with mixer tap, twin size shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wash basin with mixer tap, heated ladder rack towel rail, extractor fan, opaque double glazed window to front.

### **FRONT GARDEN**

#### **Front garden**

The garden to the front of the property is well enclosed by a combination of close boarded fencing, a ragstone wall and mature evergreen hedging. A terrace paved in stone provides the perfect environment for alfresco dining and a flight of steps leads to the remainder of the garden which is laid extensively to lawn with specimen trees including flowering cherries and various shrubs such as pittosporum, choisya and euonymus amongst others. Access can be gained to either side of the property to the rear garden. Timber framed storage shed with adjoining log store.

### **Rear garden**

Directly to the rear of the property is a pleasant terrace paved in brickwork extending with steps leading down to a further paved terrace. The remainder of the garden is laid extensively to lawn with borders well stocked with shrubs, herbaceous and other plants included euonymus, fuchsia, mahonia and hebes amongst others. Within the garden is a timber framed Summerhouse with adjoining timber framed storage shed and the garden is well enclosed by brick and ragstone walls, close boarded timber panelled fencing and mature evergreen hedging.

### **COUNCIL TAX**

Band F approx. £3173.49 (2023/2024)  
Folkestone & Hythe District Council.

### **VIEWING**

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

### **EPC BAND D**

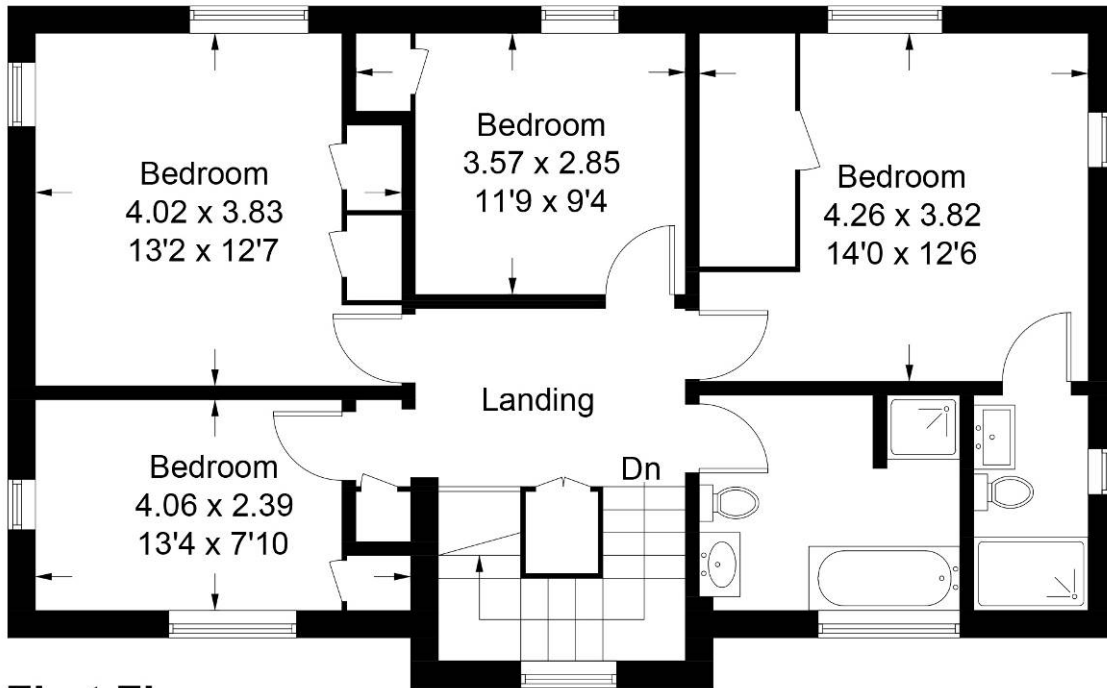


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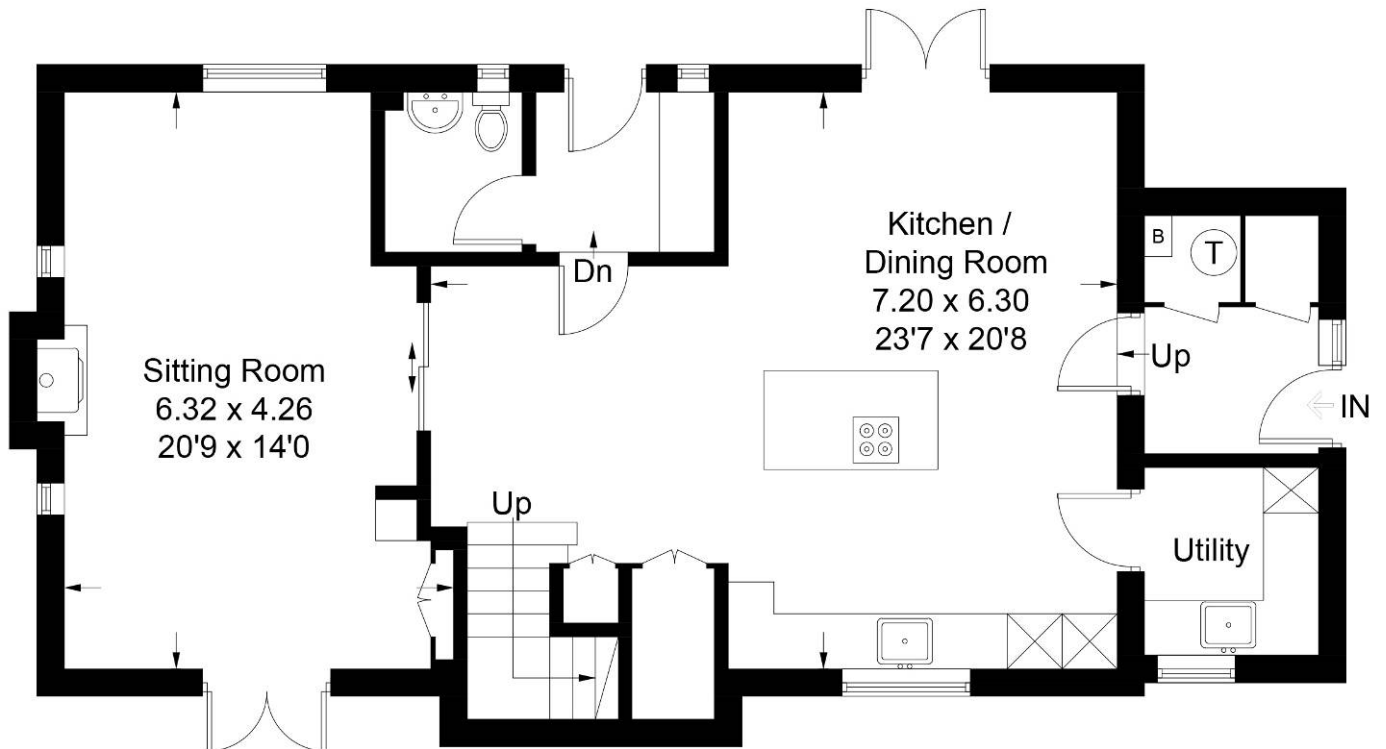


# Park Lodge, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 85.4 sq m / 919 sq ft  
First Floor = 73.9 sq m / 795 sq ft  
Total = 159.3 sq m / 1714 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019079)