



49 High Street, Hythe, Kent CT21 5AD



**CROFTON,
14 THE HAVEN, HYTHE**

£650,000 Freehold

Forming part of a small and exclusive development 1.5 miles to the west of Hythe, this beautifully appointed family home offers accommodation totalling 1900 sq ft (including the double garage). Sitting room, dining room, smartly fitted kitchen, 4 bedrooms (1 en-suite). Delightfully landscaped garden, parking. EPC C



**Crofton,
14 The Haven, Hythe CT21 4PJ**

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room,
Kitchen, Utility Room, Cloakroom
4 Bedrooms (Principal with En-Suite Shower Room), Family Bathroom
Double Garage and Driveway, Front & Rear Gardens**

DESCRIPTION

Built by Charliers, a local developer held in high regard, this substantial detached family house is well positioned on this particularly desirable, peaceful cul-de-sac. The current owners appear to have maintained the house to a high standard and have also significantly improved it during their period of ownership.

The property offers particularly comfortably proportioned accommodation totalling circa 1900 sq ft (including the garage) which includes a wide, welcoming entrance hall leading to a generous sitting room with a large picture window to the front enjoying a pleasant open aspect down the cul-de-sac, a separate dining room opening onto the garden, a beautifully fitted kitchen with adjoining utility room and a cloakroom. On the first floor there are four very comfortable bedrooms, the principal room with an en-suite shower room and a family bathroom.

The garden is a particularly appealing aspect of the property having been thoughtfully landscaped for year round interest and incorporating various seating areas for alfresco dining. To the front the double width driveway provides parking for up to four vehicles and access to the double garage alongside which is an EV charging point.

SITUATION

The Haven is a small and exclusive development situated in a desirable semi-rural location, approximately a mile-and-a-half to the west of Hythe town centre with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), range of independent shops and restaurants, doctors surgeries etc. The town also enjoys an attractive and unspoilt seafront and a wide variety of sporting and leisure facilities including the Hotel Imperial Leisure Centre and golf course, sailing, cricket, golf and lawn tennis clubs. There is a monthly farmers market and various clubs and societies in the town that welcome new members.

There is also a bus stop nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal and local beauty spot The Roughs with pleasant walks, fishing and picnic areas, are only a short walk away, Botolphs Bridge public house is around 1 mile distant with a friendly welcome for locals and visitors alike.

Hythe is very conveniently located for easy access to the M20 (2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and obscured double glazed door with coordinating panel to side, Karndean wood effect flooring with foliate detailed border, coved ceiling, door with obscured glazed panel to side opening to entrance hall, door to:

CLOAKROOM

Low level WC, pedestal wash basin, localised tiling, coved ceiling, extractor fan, access to loft space, radiator, Karndean wood effect flooring.

ENTRANCE HALL

Karndean wood effect flooring with a foliate border, staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to deep understairs storage cupboard, coved ceiling, radiator concealed by decorative cover, doors to dining room, kitchen and obscured glazed double doors to:

SITTING ROOM.

Attractive contemporary electric fire, coved ceiling, double glazed picture window to front, radiator.

DINING ROOM

Coved ceiling, double glazed sliding patio doors opening to and overlooking the rear garden, radiator concealed by decorative cover.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers, space and plumbing for dishwasher, square-edged wood-effect work surfaces, inset with one-and-a-half bowl sink and drainer with mixer tap and four-burner induction hob, range of coordinating wall cupboards with concealed lighting beneath and Neff extractor hood above the hob, full height bank of units incorporating double oven/grill and full

height shelved larder cupboard to side, space and plumbing for freestanding American style fridge/freezer with pull-out larder cupboards to either side, Karndean wood effect flooring, coved ceiling, double glazed window to rear overlooking the garden, contemporary vertical radiator, door to:

UTILITY ROOM

Space and plumbing for washing machine with base cupboards to side, roll top granite effect work surface with tiled splashbacks, coordinating wall cupboards, coved ceiling, extractor fan, timber effect composite and double glazed door opening to and overlooking the rear garden, radiator.

FIRST FLOOR LANDING

Double glazed window over stairwell, access to loft space, deep storage cupboard and Airing cupboard housing the factory lagged hot water cylinder, coved ceiling, doors to:

BEDROOM

Fitted wardrobe cupboards, double glazed window to front, coved ceiling, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity drawers below, wall hung mirrored vanity cupboards, tiled walls, timber effect flooring, obscure double glazed window, coved ceiling, heated towel rail.

BEDROOM

Fitted wardrobe cupboards, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM

Fitted wardrobe cupboard concealed by sliding mirrored doors, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM

Double glazed window to front, coved ceiling, radiator.





BATHROOM

Bath set into tiled surround, tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity cupboard below, tiled walls, coved ceiling, obscured double glazed window, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is laid largely to lawn with various specimen shrubs and trees, including hibiscus, hydrangea and a rowan tree. There is a generous double-width block-paved driveway providing off-road parking for up to four vehicles and access to the garage. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by timber-panelled fencing and incorporates a generous paved terrace before one of two cedar wood summer houses measuring circa 7ft x 7ft and 10ft x 10ft with the remainder of the garden being laid extensively to lawn, edged by borders stocked with a variety of shrubs, herbaceous and other plants including camellia, ornamental grasses, sambucus, bay, hellebores, hydrangeas and laurel amongst others. In the far corner of the garden is an octagonal decked seating area set beneath a timber-framed pergola. Outside lighting, outside tap.

DOUBLE GARAGE

Electronically operated roller door to front, personal door and window to rear, power and light. **NB** there is an **EV charging point** to the front of the garage.

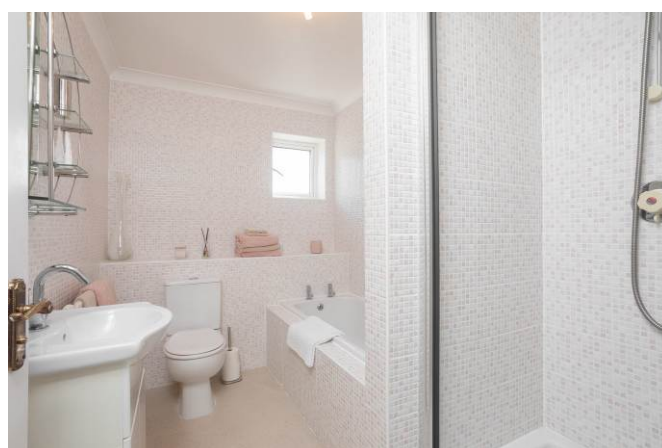
EPC Rating Band C

COUNCIL TAX

Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

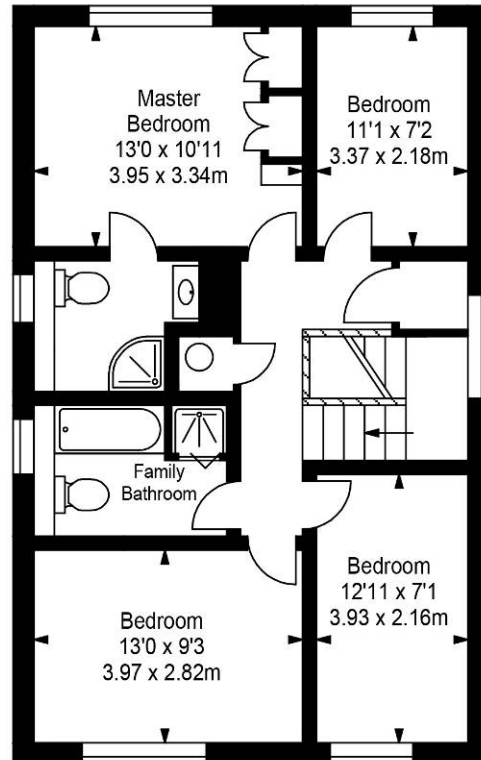


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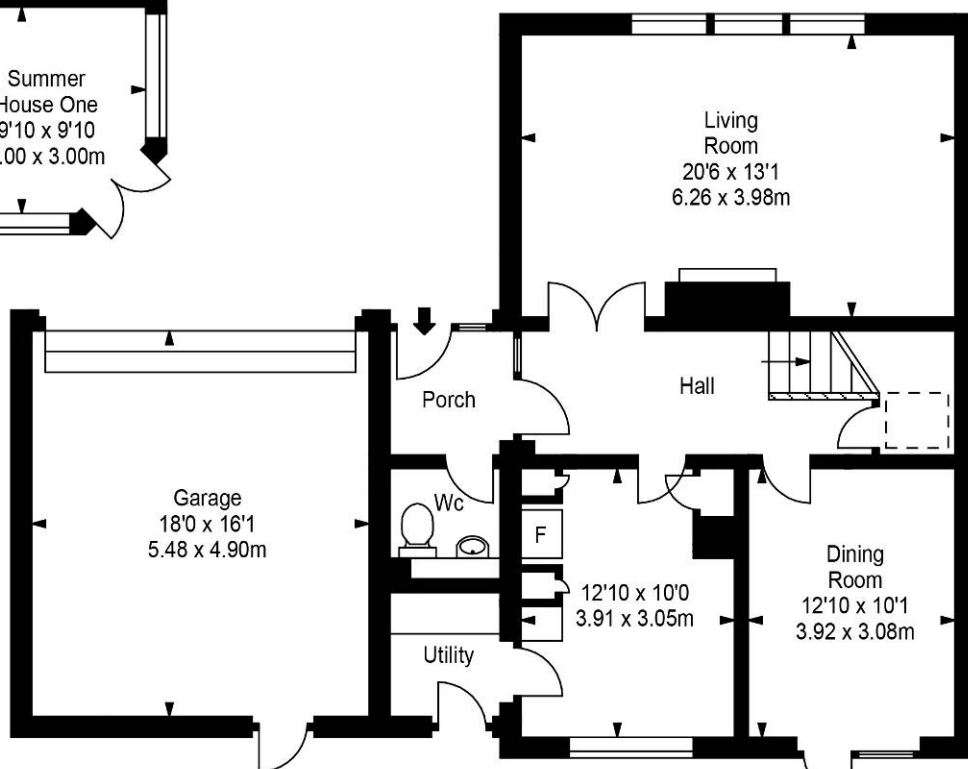
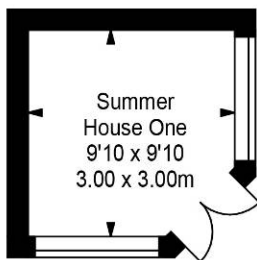
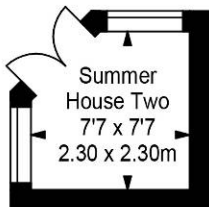


14 The Haven, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 104.61 sq m / 1196 sq ft
 (Including Garage)
 First Floor :- 65.49 sq m / 705 sq ft
 Summer House One :- 8.55 sq m / 92 sq ft
 Summer House Two :- 4.83 sq m / 52 sq ft
 Total :- 189.98 sq m / 2045 sq ft



First Floor



Ground Floor

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