



49 High Street, Hythe, Kent CT21 5AD



## 31 SHEPHERDS WALK, HYTHE

**£450,000 Freehold**

**This well situated semi-detached house offers impeccably presented & spacious accommodation. Comprising a sitting room open plan to the dining room, smart fitted kitchen, utility room, cloakroom, four bedrooms (principal with en-suite) and a family bathroom. Integral garage, front & rear gardens. EPC C.**



**31 Shepherds Walk  
Hythe  
CT21 6PW**

**Entrance Vestibule, Entrance Hall, Sitting Room Open Plan to Dining Room,  
Kitchen, Utility Room, Cloakroom,  
Principal Bedroom with En-Suite Shower Room,  
Three Further Bedrooms, Bathroom,  
Integral Garage, Gardens to Front & Rear**

**DESCRIPTION**

Situated in a popular and peaceful location, this substantial semi-detached house offers beautifully presented and spacious accommodation. Comprising an entrance vestibule, a welcoming entrance hall leading to the sitting room with its cosy wood burning stove which is open plan to the dining room, an attractively fitted kitchen beyond which is the large utility room and which provides access to the integral garage. There is also a cloakroom on the ground floor. On the first floor are four bedrooms, the principal room with an en-suite shower room. There is also a smartly fitted family bathroom.

The property benefits from a generous rear garden which enjoys a southerly aspect. To the front of the house there is a wide block paved driveway providing ample off-road parking and access to the integral garage.

**SITUATION**

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes or Folkestone with a journey time of approximately 53 minutes.





The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a obscured double glazed door with obscured double glazed windows to three sides, double glazed door to:

### **ENTRANCE HALL**

Staircase to 1st floor, access to understairs storage cupboard, coved ceiling, radiator, engineered wood flooring, door to kitchen and door to:

### **SITTING ROOM**

Fireplace recess inset with woodburning stove, double glazed window to front, coved ceiling, engineered oak flooring, open plan to:

### **DINING ROOM**

Double glazed casement doors opening to and overlooking the rear garden, coved ceiling, engineered oak flooring, radiator, door to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged worksurface inset with Neff induction hob with extractor hood above, Blanco stainless steel 1 ½ bowl sink with drainer and mixer tap, coordinating up stands, tiled splashbacks, coordinating wall cupboards incorporating integrated microwave, Neff double oven/grill, further coordinating cupboard with integrated fridge (and one housing new Worcester Bosch gas fired boiler), double glazed window overlooking the rear garden, engineered wood flooring, coved ceiling, door to:

### **UTILITY ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, work surface inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, tiled splashbacks, space for freestanding freezer, coordinating wall cupboards, coved ceiling, contemporary vertical radiator, obscured double glazed

door giving access to the garden, obscured double glazed window, door to:

### **CLOAKROOM**

Low level WC, pedestal wash basin, wall mounted electric heater, coved ceiling, obscured double glazed window to rear, tiled floor.

### **FIRST FLOOR LANDING**

Access to loft space (hatch fitted with loft ladder), door to airing cupboard housing new hot water cylinder, coved ceiling, doors to:

### **PRINCIPAL BEDROOM**

Double glazed window to front enjoying views over the Roughs, coved ceiling, radiator, door to:

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

Twin size walk-in shower enclosure fitted with Mira electric shower, low level WC, wash basin set into worksurface with mixer tap and vanity cupboards and drawers below, illuminated mirror and shaver point, localised tiling.

### **BATHROOM**

Panelled bath with mixer tap and handheld shower attachment, thermostatically controlled shower over, glazed shower screen, low level WC, wash basin with mixer tap and vanity drawers below, illuminated mirror and shaver point, localised tiling, coved ceiling, recessed lighting, heated ladder rack towel rail.

### **BEDROOM**

Double glazed window to rear overlooking the garden, wardrobe with sliding mirrored doors, coved ceiling, radiator.

### **BEDROOM**

Double glazed window to front enjoying views over the Roughs, coved ceiling, radiator.

### **BEDROOM**

Double glazed window to front enjoying views over the Roughs, coved ceiling.











## OUTSIDE

Directly to the rear of the property is a generous decked terrace leading to an expanse of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a further paved terrace and a timber framed shed. Also incorporated in the garden is a log store. The garden is well enclosed by close boarded timber panelled fencing.

## FRONT GARDEN

The garden to the front of the property sits behind a low brick wall and incorporates a block paved driveway providing off-road vehicle parking for a number of vehicles and

access to the integral garage. The remainder of the garden is laid to lawn and back by a border planted with a variety of shrubs.

## INTEGRAL GARAGE

A generous space, electric roller door to front, power and light.

## EPC Rating C

## COUNCIL TAX

Band D approx. £2506.74 (2026/27)  
Folkestone & Hythe District Council.

## VIEWING

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



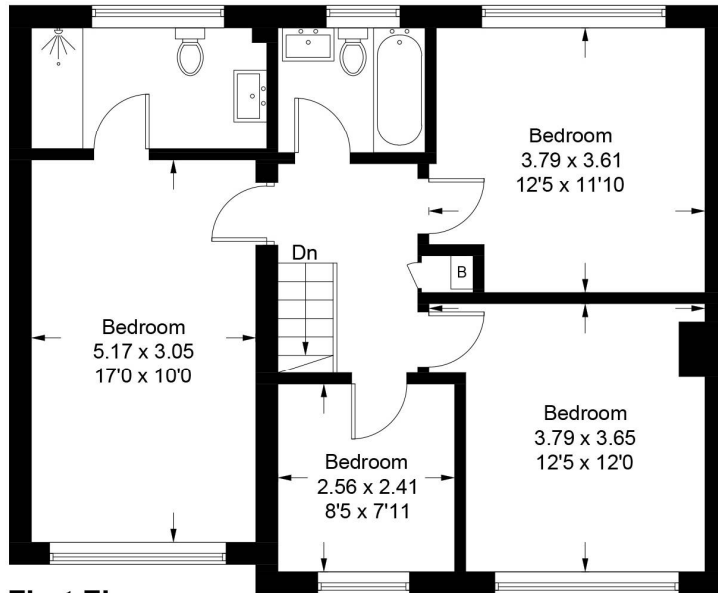
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# Shepherds Walk, Hythe, CT21

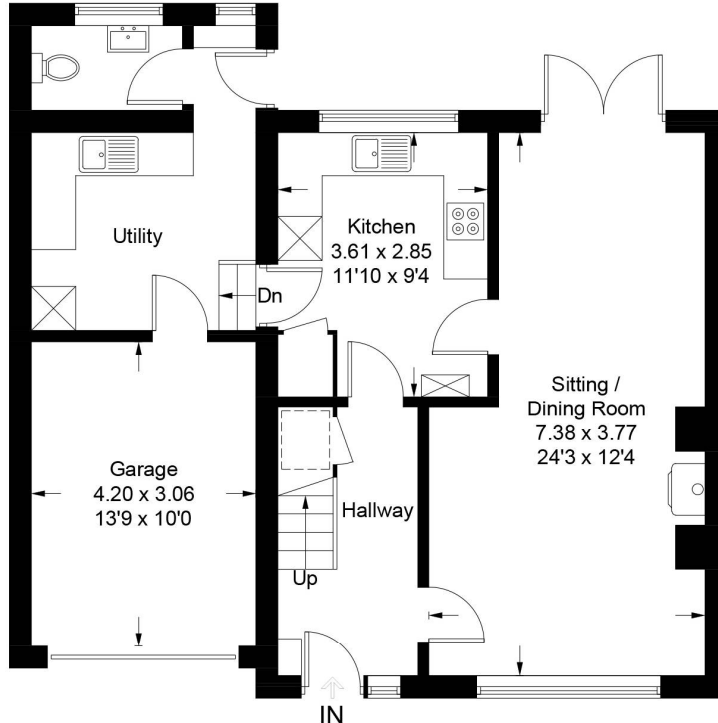
Approximate Gross Internal Area  
 Ground Floor = 71.3 sq m / 767 sq ft  
 First Floor = 66.4 sq m / 715 sq ft  
 Total = 137.7 sq m / 1482 sq ft  
 (Including Garage)



 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**

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