



49 High Street, Hythe, Kent CT21 5AD



50 HARPSWOOD LANE, HYTHE

£475,000 Freehold
NO ONWARD CHAIN

Situated in a much sought after, peaceful location on the cusp of the village of Saltwood, this substantial detached bungalow is set in secluded gardens on a generous corner plot. The property requires general updating but, with 2 reception rooms, 3 bedrooms, garage, parking, offers scope to create a lovely home. EPC D.



50 Harpswood Lane Hythe CT21 4BH

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Three Bedrooms, Shower Room, Cloakroom,
Garden, Garage & Driveway**

DESCRIPTION

This well situated detached bungalow occupies a generous corner plot in a much sought after location on the cusp of the village of Saltwood. It is fair to say that the property would now benefit from some general updating, however, with accommodation of particularly comfortable proportions has the potential to provide an exceptionally comfortable home.

The accommodation comprises a wide and welcoming entrance hall leading to a spacious sitting room which opens onto a separate dining room which, in turn, connects with the smartly fitted kitchen. There is also a separate utility room. At the opposite end of the property there are three bedrooms, each with built-in wardrobes, a shower room and a cloakroom.

The bungalow is surrounded by delightfully secluded gardens and also benefits from a detached garage and parking.

SITUATION

Harpswood Lane is a particularly well thought of road, very close to the centre of Saltwood village, with its pretty village green, local shop, pub, Michelin starred restaurant, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe town centre, with its busy High Street and variety of independent shops, boutiques, cafes and restaurants is a short drive or pleasant walk away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a double glazed sliding patio door, tiled floor, timber panelled door with obscured glazed panel to side, opening to:

ENTRANCE HALL

Coved ceiling, built in coats/linen cupboard, radiator, obscured glazed double doors to:

SITTING ROOM

Painted fireplace, coved ceiling. suspended bow bay with double glazed windows to front overlooking the garden, double glazed sliding patio doors opening to the rear garden, radiator, obscured glazed door to:

DINING ROOM

Coved ceiling, double glazed window to side overlooking the garden, radiator, obscured glazed door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and double oven/grill, square edged marble effect work surfaces, inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner Neff electric hob, tiled splashbacks, coordinating wall cupboards incorporating extractor hood above the hob, tiled floor, built-in heated linen cupboard housing factory-lagged hot water cylinder, built-in shelved storage cupboard, double glazed window to rear, obscured glazed door returning to entrance hall.

UTILITY ROOM

Recesses and provision for washing machine and tumble dryer, roll top work surface, coordinating wall cupboards, wall mounted gas fired Worcester boiler, UPVC and double glazed window and door opening to the garden.

BEDROOM

Fitted wardrobe cupboards and coordinating dressing table with high level cupboards over, double glazed window overlooking the garden, coved ceiling, radiator.

BEDROOM

Access to loft space, fitted wardrobe cupboards, double glazed window to front, coved ceiling, radiator.

BEDROOM

Built-in wardrobe cupboard, double glazed window to side overlooking the garden, wall light point, coved ceiling, radiator.

SHOWER ROOM

Walk-in shower with thermostatically controlled rainhead shower and separate handheld attachment, wash basin with vanity cupboard below, low-level WC with concealed cistern, heated ladder rack towel rail, obscured double glazed window to rear, extractor fan, tiled floor.

CLOAKROOM

Low-level WC, wall hung wash basin, tiled walls, tiled floor, obscured double glazed window to rear, radiator.

THE GARDENS

The property occupies a generous corner plot With gardens to all four sides. The garden to the front of the property is set behind a bank of mature evergreen shrubs and is laid extensively to lawn with a block-paved pathway leading to the front door. The lawn continues to the side of the house which is also afforded a great deal of privacy from the encompassing mature evergreen hedge and has a central specimen tree. To the rear of the property, the shallow garden is largely paved for ease of maintenance and incorporates a timber-framed storage shed. This area continues to a further side garden which incorporates a paved patio area, accessed from the sitting room, and an expanse of lawn surrounded by mature shrubs such as Buddleia and Hydrangea and Choysia. A personal gate gives access to the driveway.





GARAGE

Personal door to rear, power and light, electronically operated up and over door to front.

DRIVEWAY

Block paved driveway before the garage which provides off road parking for a single vehicle.

EPC Rating D

COUNCIL TAX

Band E approx. £3063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Harpwood Lane, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 105.91 sq m / 1140 sq ft

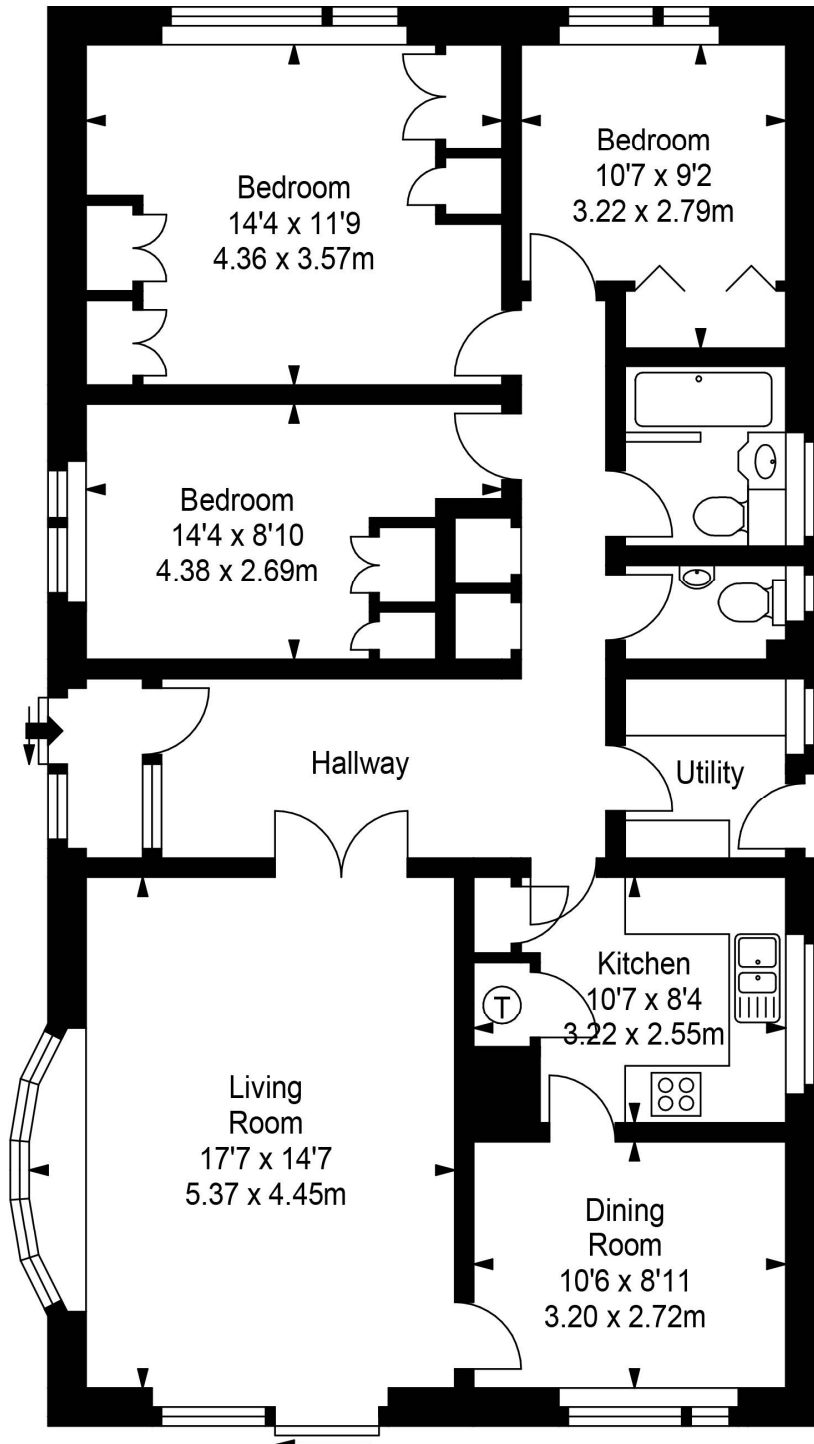


Illustration for identification purposes only, measurements are approximate, not to scale.

floor plan by: www.creativeplanetlk.com



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