



49 High Street, Hythe, Kent CT21 5AD



**WOODLANDS,
9 BROCKHILL ROAD, HYTHE**

**£750,000 Freehold
NO ONWARD CHAIN**

A cherished 4 bedroom, 3 reception room family home occupying a generous plot in a prime location. In the ownership of the same family for over 60 years, the property now requires refurbishment but presents an exciting opportunity for purchasers to tailor a home to suit their own tastes and requirements. EPC D



Woodlands, 9 Brockhill Road, Hythe CT21 4AE

**Entrance Hall open plan to Dining Room, Sitting Room, Playroom/Office,
Sun Room, Kitchen, Utility Room, Cloakroom,
Four Bedrooms, Bathroom, Separate W.C.,
Garage, Ample Parking, Gardens To Three Sides**

DESCRIPTION

In a prime residential location on the cusp of the sought after village of Saltwood, yet within reasonable walking distance of Hythe, this enchanting detached family house occupies a particularly generous plot totalling a little in excess of 0.4 of an acre with a frontage of circa 170 feet to one of the area's most desirable roads.

Woodlands has been a cherished family home for over 60 years and it is fair to say that the property now requires general updating and improvement but, with comfortably proportioned accommodation totalling approximately 1618 sq ft, offers the potential to create an exceptional home tailored to suit the purchaser's own tastes and requirements. It is considered well worthy of the expenditure required and has been priced accordingly. There is also considerable scope to extend (subject to all necessary consents and approvals being obtained), should additional space be required. The accommodation currently comprises a welcoming entrance hall which is open plan to the dining room and leads to the generous sitting room with its striking original fireplace and adjoining playroom/office. Beyond this is the sun room. There is a kitchen, utility and cloakroom to the rear. The first floor comprises four bedrooms, a bathroom and separate W.C.

The gardens encompass the property to three sides with a generous driveway providing ample off road parking, wide expanses of lawn and a variety of mature trees. There may also be the potential to further develop the site with an additional dwelling (subject to all necessary consents and approvals being obtained).

SITUATION

Brockhill Road is an exclusive location, close to the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, 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, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops, boutiques, cafes and restaurants is within reasonable walking distance. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. 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.

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 PORCH

Of timber framed and glazed construction beneath a pitched tiled roof, ledge and braced door with windows to either side opening to:

ENTRANCE HALL

Exposed timber floorboards, staircase to first floor with moulded handrail, square banister rails and terminating in square newel posts, column radiator, access to understairs area which in turn leads to the **cloakroom** with low level WC, corner wash basin and window to side.

Doors to kitchen, sitting room and archway opening to:

DINING ROOM

Exposed timber floorboards, painted brick fireplace surround, window to front, radiator.

SITTING ROOM

A generous space with attractive stone fireplace surround and hearth, pair of wall light points, coved ceiling, window to front, window and glazed casement door to side, column radiator, glazed sliding door to:

PLAYROOM/OFFICE

Polished parquet flooring, window to rear, column radiator, glazed door to:

SUNROOM

With Crittle framed windows to three sides and door to garden, above a brick built base, tiled floor.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recesses for freestanding fridge, slimline dishwasher and oven, roll top work surfaces inset with two and a half bowl sink with mixer tap, tiled splashbacks, original glazed and panelled wall cabinets, original serving hatch to dining room, full height shelved larder cupboard, window to side, opening to former pantry, door to:

UTILITY ROOM

Plumbing for washing machine, door and sash window to rear, radiator.

FIRST FLOOR LANDING

Access to loft space with ladder, window to rear overlooking the garden, radiator, built-in heated linen cupboard housing factory-lagged hot water cylinder, doors to:

BEDROOM

A generous space incorporating built-in wardrobe cupboards, wall-hung washbasin, windows to front, side overlooking the gardens and enjoying distant sea views, panelled and glazed door to flat roof above sunroom offering the potential to create a balcony (subject to all necessary consents and approvals), radiator.

BEDROOM

Coved ceiling, window to front overlooking the garden.

BEDROOM

Built-in above stairs storage cupboard, window to front overlooking the garden.

BEDROOM

Built-in shelved storage cupboard, window to side.

BATHROOM

Panelled bath with mixer tap, handheld shower and separate electric shower above, wall hung washbasin, pair of windows to rear, heated towel rail.

SEPARATE W.C.

Low-level WC with high-level cistern, window to rear.





OUTSIDE

Woodlands occupies a generous plot totalling a little in excess of 0.4 of an acre with gardens wrapping around the house to three sides and a wide frontage to Brockhill Road of approximately 170 feet.

A five bar gate with personal gate to side opens to a generous gravelled driveway providing parking for a number of vehicles and access to a detached timber-framed **single garage** with adjoining **storeroom**. The front garden is laid extensively to lawn with a wealth of mature trees including a yew, holly and various shrubs. The garden continues to the side and rear of the house and are again laid extensively to lawn, encompassed by mature hedging and trees. There is a secluded paved patio area to the side of the house and additional timber-framed storage sheds to the rear. The far end of the garden is lightly wooded.

To the rear of the house are two integral spaces, one providing storage, the other housing the gas fired boiler.

EPC Rating Band D

COUNCIL TAX

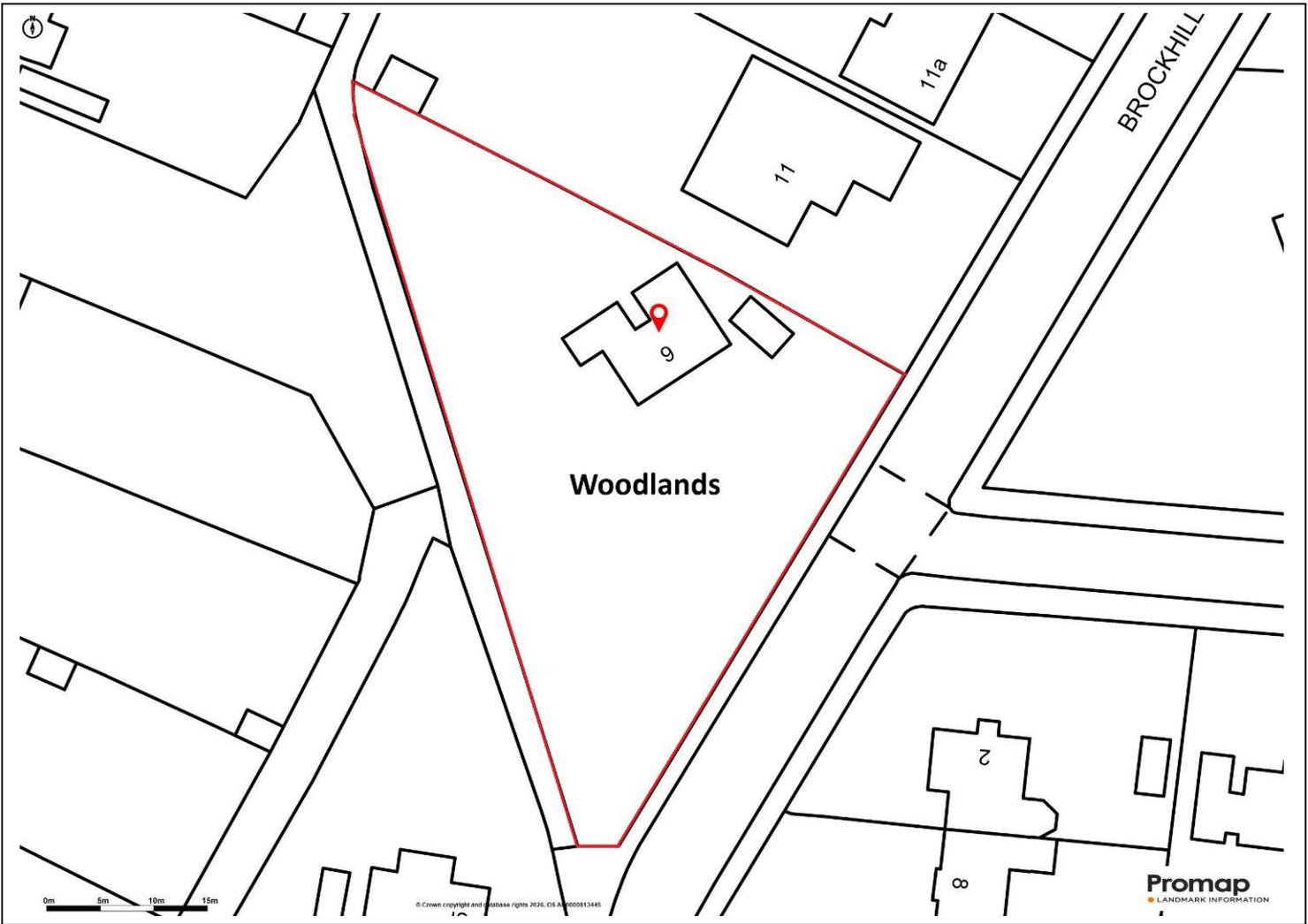
Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

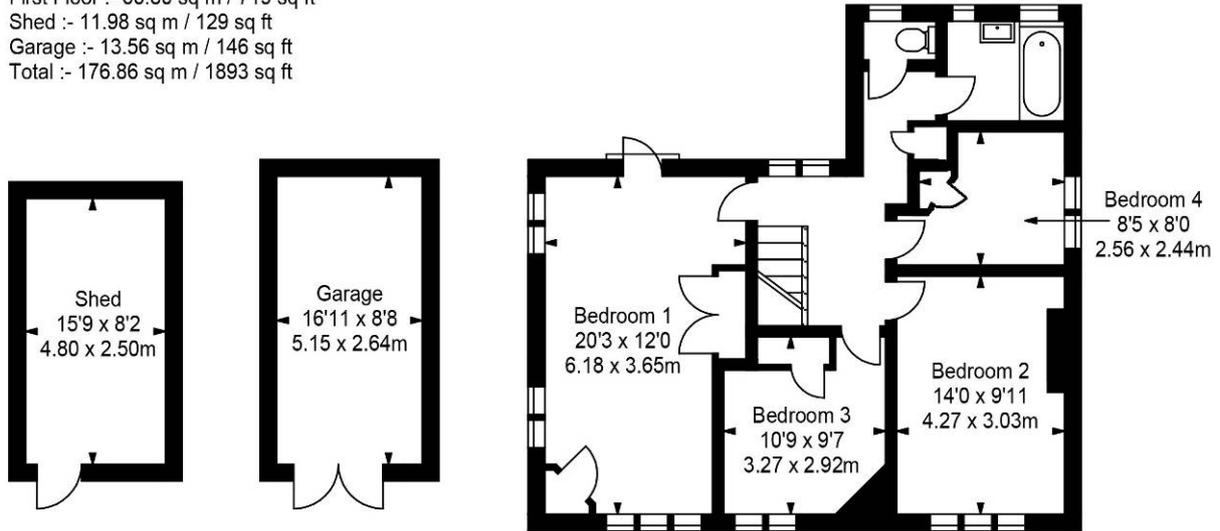


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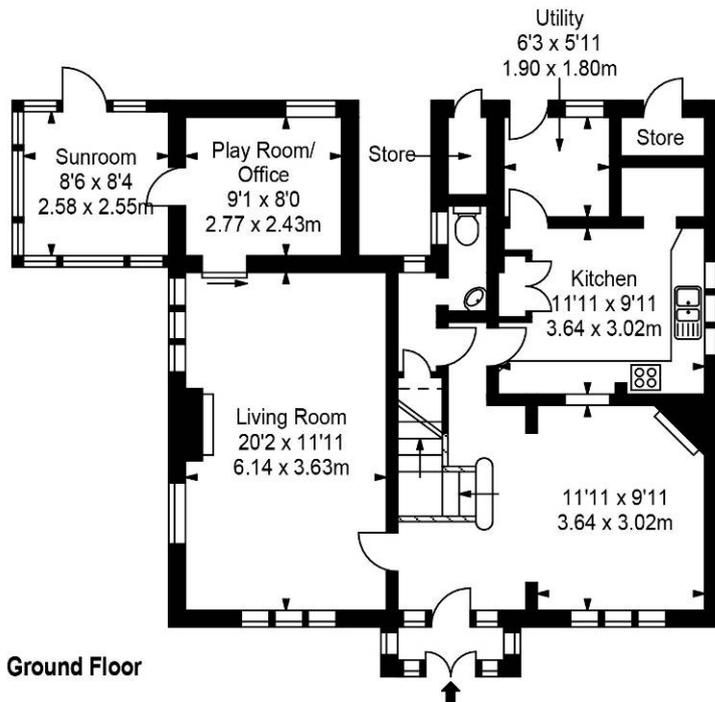


Brockhill Road, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 83.52 sq m / 899 sq ft
 First Floor :- 66.80 sq m / 719 sq ft
 Shed :- 11.98 sq m / 129 sq ft
 Garage :- 13.56 sq m / 146 sq ft
 Total :- 176.86 sq m / 1893 sq ft



First Floor



Ground Floor

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