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Moncrieff Gardens, Hythe

Asking Price £745,000



This beautifully presented four-bedroom modern semi-detached home occupies an enviable position within level walking distance to the sea front, Hythe High Street and Royal Military Canal. The property offers well-balanced and contemporary accommodation arranged over multiple levels, designed to maximise both space and natural light.

Imperial Green is an exclusive development built approximately 12 years ago in a superb location neighbouring Hythe Golf Club with the beach on one side with the Canal path & Hythe's historic High Street on the other. The development offers beautiful communal gardens with play park and is set far from the main road creating a peaceful and private setting. The low maintenance and high levels of security are attractive benefits of these properties.

The top level is the real hub of the home with a large open plan lounge/diner offering vaulted ceilings & large windows which flood the rooms with natural light. There are patio doors to the balcony which is large enough for alfresco dining. In addition, there is a modern log-burning stove creating a cosy feel for the winter months. The adjacent kitchen offers a wealth of wall and base units with granite worktops and integrated appliances.

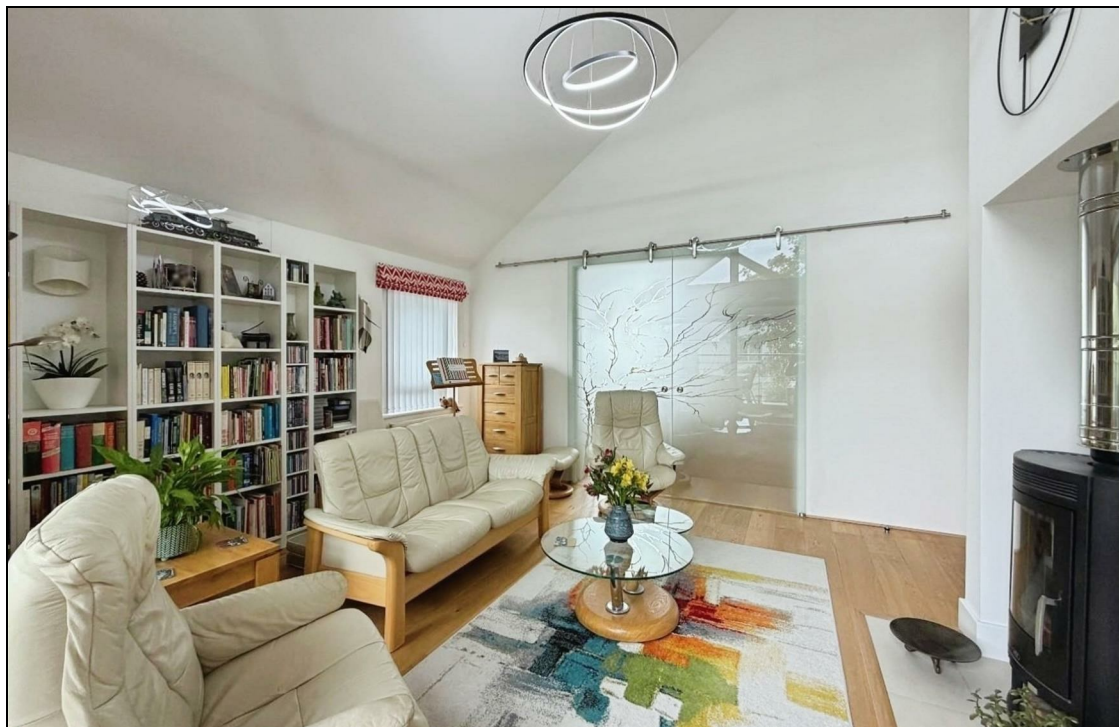
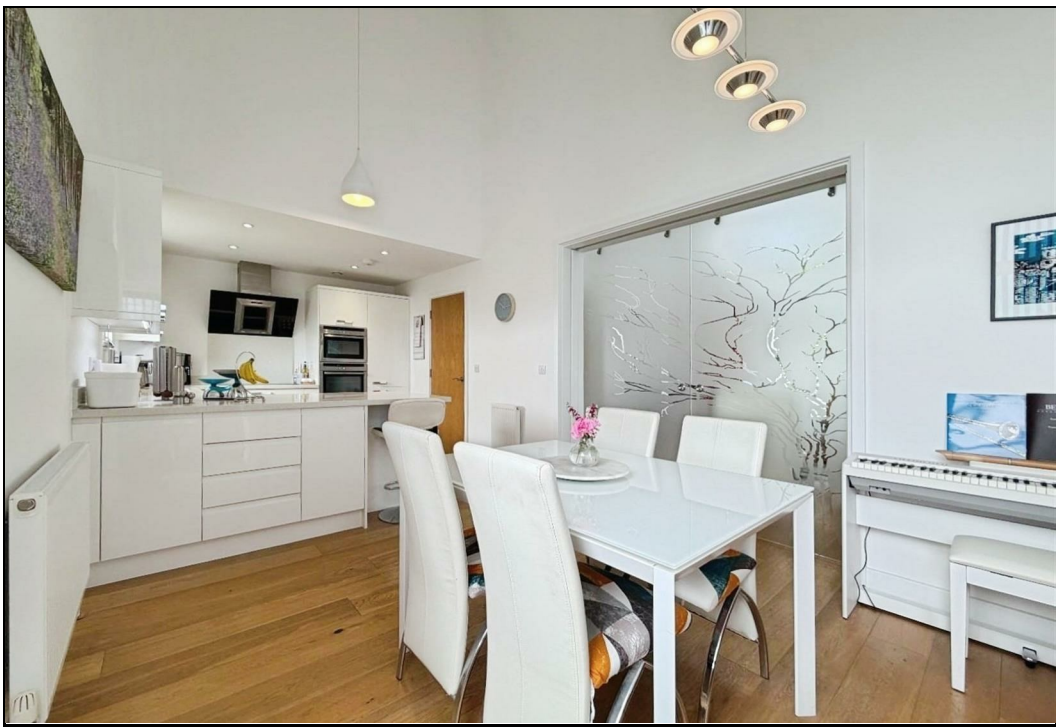
The bedrooms are on the first floor, the master bedroom with en-suite shower room and fitted wardrobes. There are three further bedrooms and modern family bathroom. The ground floor offers access to the integral garage with insulated up-and-over door, a cloakroom, the utility room, and access to the garden. The house benefits from the Ventaxia Heat Recovery system, which balances the heat environment in both winter and summer.

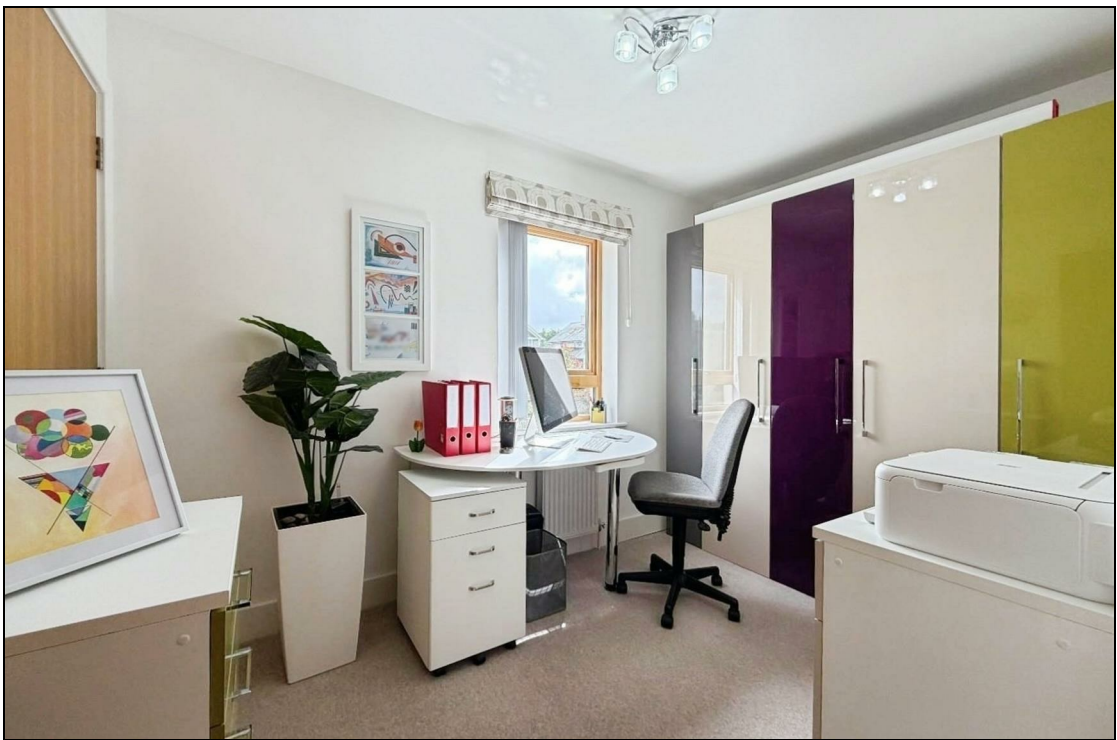
The property is approached by a driveway bordered by shrubs leading up to the garage and side access to the rear garden, which is enclosed and offers a patio area leading to gravelled areas with a range of flower and shrub borders.

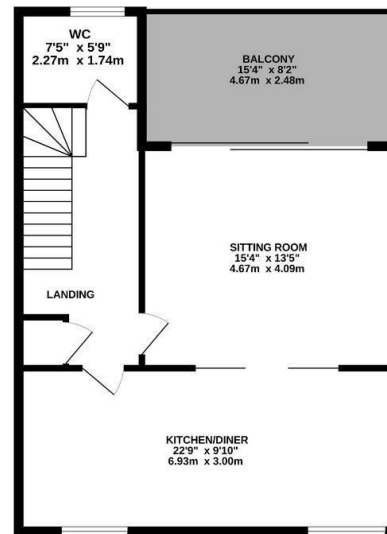
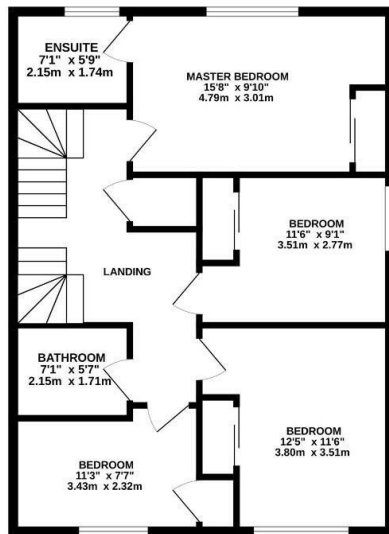
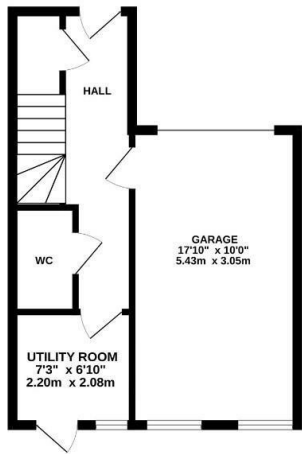


- Exclusive Development Set Within Communal Gardens
- Four Bedroom Semi Detached Contemporary Home
- Excellent Location Close To The Beach & The High Street
- Modern Open Plan Living Space With Vaulted Ceiling
 - En suite Shower & Family Bathroom
 - Sitting Area with Log burning stove
 - Dining balcony from sitting room
 - Two Cloakrooms & utility room
 - Driveway & Integrated Garage
 - Enclosed rear garden





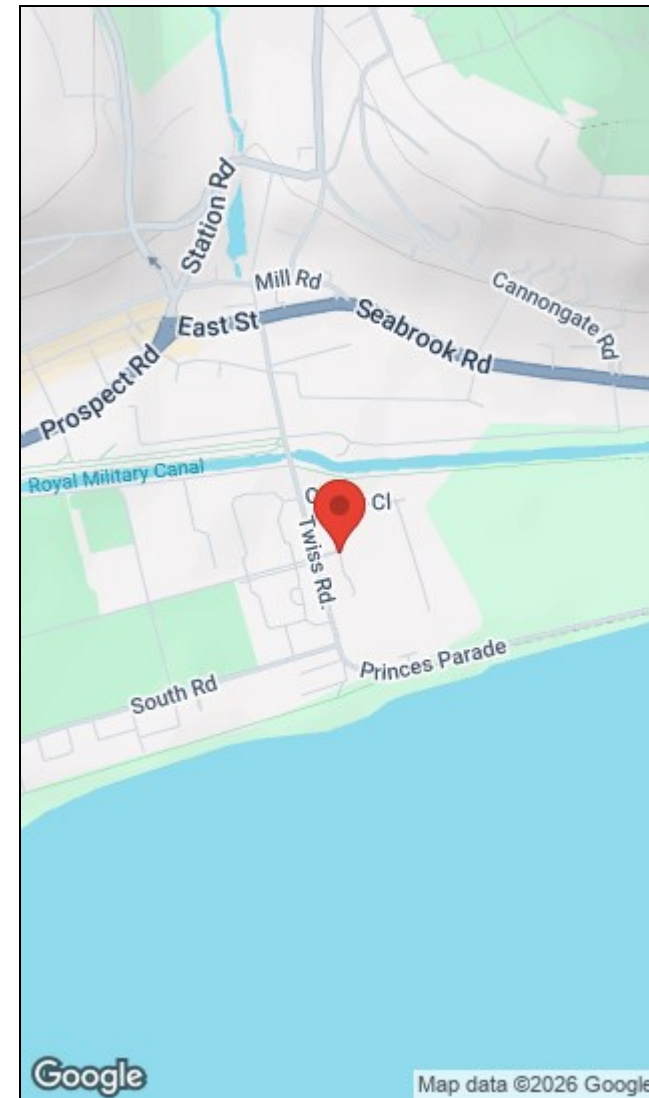




TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	77		81
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557
 hythe@hunters.com | www.hunters.com



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