



49 High Street, Hythe, Kent CT21 5AD



**44 BROCKHILL ROAD,
HYTHE**

£795,000 Freehold

In a prime location on the cusp of the sought after village of Saltwood yet within reasonable walking distance of Hythe, this pretty 3-4 bedroom detached family house requires some general updating but occupying a generous plot, has the potential to provide an exceptionally comfortable home. Garage and parking. EPC D.



44 Brockhill Road Hythe CT21 4AF

Entrance Hall, Sitting Room, Dining Room, Study/Bedroom 4, Kitchen/Breakfast Room, Bathroom, Three Bedrooms, Dressing Room, Bathroom, Garage, Parking, Gardens to Front and Rear

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 on one of the areas most desirable roads.

It is fair to say that the property would now benefit from general updating and improvement but, with comfortably proportioned accommodation totalling approximately 1954 sq ft and, should further space be required, significant scope to extend (subject to all necessary consents and approvals being obtained). This currently comprises a welcoming entrance hall leading to the dual aspect sitting room with its cosy wood burning stove and adjoining study/bedroom 4, separate dining room, kitchen/breakfast room and a bathroom on the ground floor. The first floor comprises three bedrooms, one leading to a balcony and the principal room with an adjoining dressing room and a bathroom.

There is a generous garden to the front of the house with a driveway to the left (which also benefits the neighbouring property) leading to parking before the detached garage. To the left is a further driveway which is a little overgrown but already benefits from a dropped kerb. The garden to the rear is delightfully secluded, laid to lawn and is dotted with a variety of specimen trees.

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, 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 pair of timber and glazed doors, quarry tiled floor, door to:-

ENTRANCE HALL

Staircase to 1st floor, access to under stairs storage cupboard, picture rail, radiator, quarry tiled floor, door giving access to the side of the property, doors to kitchen, dining room, bathroom, door to:-

SITTING ROOM

Attractive feature brick built fireplace inset with wood burning stove on a tiled hearth, bay with sash windows overlooking the rear garden, further sash windows to front and side, polished timber floorboards, radiators, door to:-

STUDY

Sash windows to front and rear, polished timber floorboards, radiator.

DINING ROOM

Double glazed casement doors with windows to either side giving access to the rear garden, serving hatch to kitchen, picture rail, polished timber floorboards, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch dishwasher and integrated Hotpoint double oven, worksurfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, Neff 5 burner gas hob with Neff extractor hood above, tiled splashback's coordinating wall cupboards, timber panelled and glazed door giving access to the rear garden with a pair of sash windows to either side, further pair of sash windows to side, serving hatch to dining room, recessed lighting, tiled floor.

BATHROOM

Panelled bath with thermostatically controlled shower over and glazed shower screen, low-level WC, pedestal wash basin,

obscure glazed sash window to front, tiled floor, recessed lighting, radiator.

FIRST FLOOR LANDING

Access to loft space, sash windows to front, picture rail, radiator, doors to:-

BEDROOM 1

Bay to front with sash windows and sash windows to rear, door to balcony, polished timber floorboards, coved ceiling, radiators, door to dressing room:-

DRESSING ROOM

Sash windows to front and rear, radiators, polished timber floorboards.

BALCONY

Well enclosed by a wall.

BEDROOM 2

Fitted wardrobe cupboards, bay to rear with sash windows overlooking the garden, sash window to side, polished timber floorboards, radiator.

BEDROOM 3

Timber and glazed door with timber framed windows to either side giving access to the balcony, wood effect flooring, radiator.

BATHROOM

Pedestal wash basin, low-level WC, panelled bath with thermostatically controlled shower over, timber effect flooring, sash windows to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set between a bank of mature Shrubs and evergreen trees , a wrought iron gate gives access to a central block paved pathway leading to the main entrance to the property which is flanked by areas of lawn to either side. To the right of the garden is a driveway providing off-road parking and to the left of the property is a driveway shared with the neighbouring property which then widens to afford an additional parking space before the:-



DETACHED GARAGE

Up and over door to front, personal door side, power and light.

Side access can be gained to the:-

REAR GARGEN

The garden to the rear of the property is enclosed by mature hedging. Directly to the rear of the property is a shallow brick paved terrace leading beneath a timber framed archway supporting an evergreen clematis to the remainder of the garden which is laid extensively to lawn dotted with various specimen trees including silver birch, copper

beach, yew and various fruit trees including and especially an apricot tree. To the far end of the garden as a timber framed summerhouse.

EPC Rating Band D.

COUNCIL TAX

Band F approx. £3173.49 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

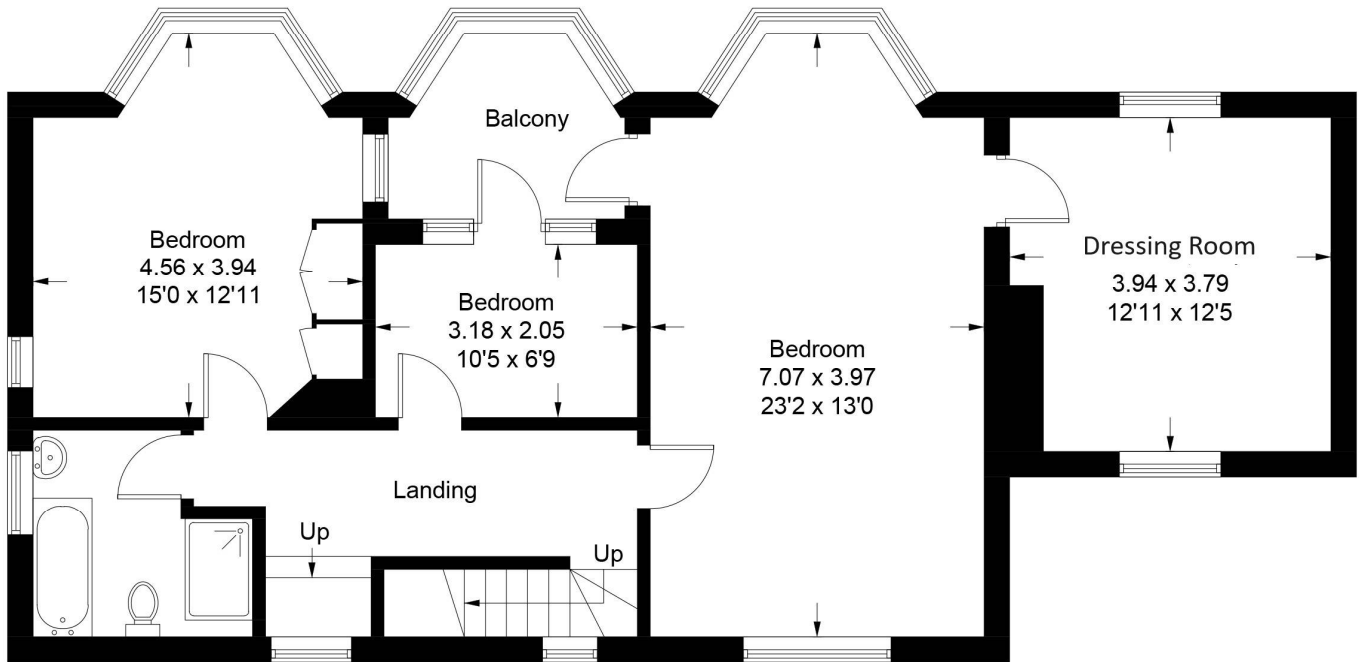


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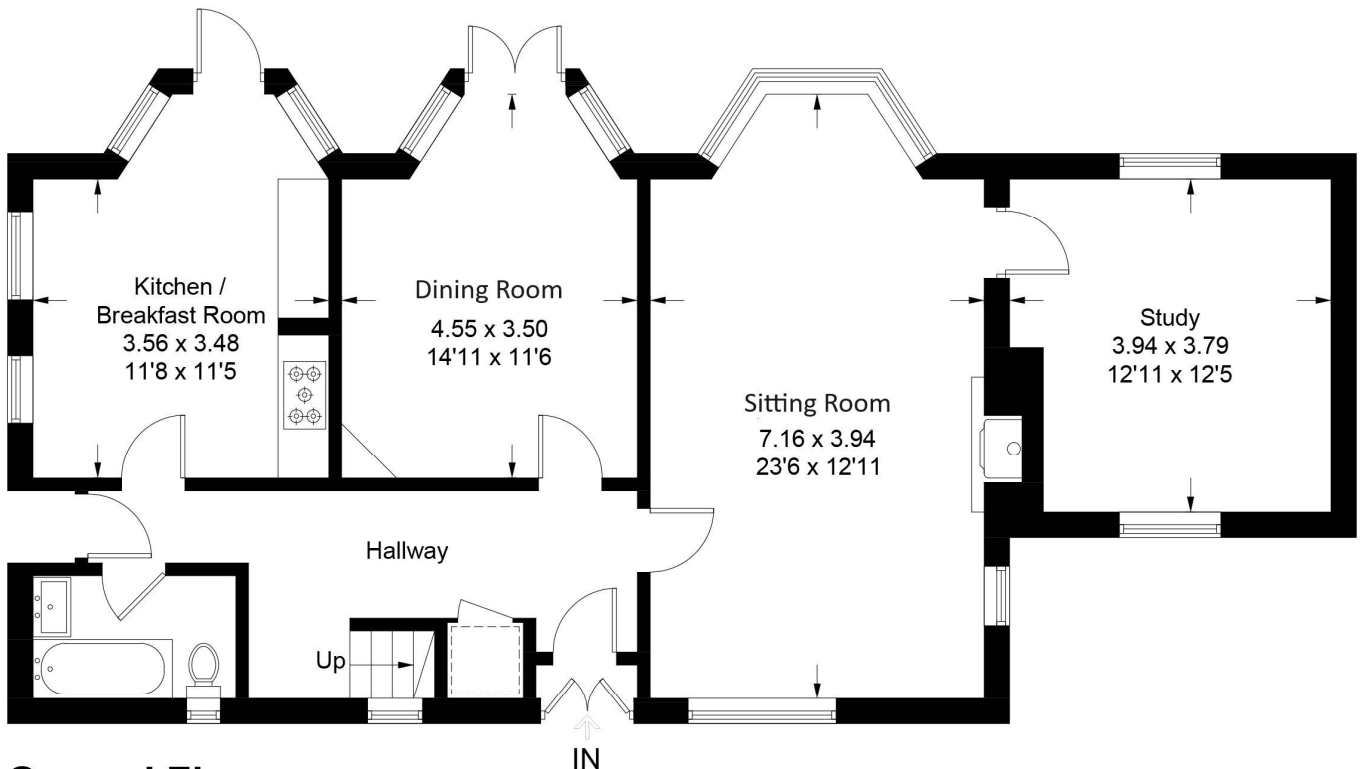


Brockhill Road, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor = 90.7 sq m / 976 sq ft
First Floor = 90.9 sq m / 978 sq ft
Total = 181.6 sq m / 1954 sq ft



First Floor



Ground Floor

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