



49 High Street, Hythe, Kent CT21 5AD



SHANKLIN HOUSE 13 TWISS ROAD, HYTHE

£640,000 Freehold

This charming detached period house has been lovingly maintained by the current owners and offers impeccably presented accommodation with a wealth of originality throughout. Beautiful entrance hall, 2 reception rooms, conservatory, kitchen/breakfast room, 3 bedrooms. Pretty garden, garage and parking. EPC E.



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Shanklin House

13 Twiss Grove, Hythe CT21 5NY

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Cloakroom, Three Bedrooms, Bathroom, Garage, Parking, Pretty Garden

DESCRIPTION

This enchanting detached period house has been considerably improved by the current owners and subsequently, lovingly maintained. It is attractively presented throughout in a palette which has been sympathetically chosen to compliment the wealth of original features which are apparent throughout including architectural mouldings, woodwork and fireplaces.

The accommodation comprises an entrance vestibule opening to a welcoming hallway with original encaustic tiled floor, there are two light and airy reception rooms, each with impressive fireplaces, a generous kitchen/breakfast room with an original dresser and comprehensive kitchen installation, conservatory uniting the house with the garden and a cloakroom. On the first floor are three bedrooms, two doubles and a single as well as very smart bathroom.

There are shallow gardens to the front and side but to the rear there is a very manageable, pretty garden which has been designed for relative ease of maintenance and provides a delightful environment for alfresco dining and entertaining. At the far end of the garden, accessed from Twiss Grove is a garage and driveway providing off street parking.

SITUATION

Twiss Road is a popular location being only a short walk from the town centre with its bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served by four supermarkets (including Waitrose, Sainsburys and Aldi). The Royal Military Canal is close by with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of double glazed doors with double glazed windows to one side, encaustic tiled floor, original timber door opening to:-

ENTRANCE HALL

A generous space with staircase to first floor having polished timber hand rail, block and turned banister rails and terminating in a coordinating newel post, deep moulded cornice, decorative corbel supports, encaustic tiled floor, radiator, doors to:-

SITTING ROOM

Attractive marble fireplace surround inset with gas fire with tiled inserts over a tiled hearth, double glazed bay window to front, double glazed window to side, decorative central ceiling rose, dado rail, picture rail, radiator.

DINING ROOM

Attractive cast-iron fireplace, built-in cupboards to side, double glazed bay window to front, deep coved ceiling, picture rail, dado rail, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboards and drawer units incorporating space and plumbing for washing machine, integrated Bosch dishwasher, square edged wood effect work surfaces inset with 1 ½ bowl sink and drainer unit with mixer tap, ceramic hob with extractor hood above, coordinating wall cupboards, further bank of cupboards with integrated Bosch double oven and grill and recess for free Standing American style fridge freezer, double glazed window to rear, original dresser with display cabinet above, access to under stairs storage cupboard, double glazed window to side, recessed lighting, radiator, double glazed door to:-

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and under a pitched polycarbonate roof, double glazed doors leading out to the rear garden, tiled floor.

CLOAKROOM

High level WC, wall hang wash basin, obscured double glazed window, part tiled walls, radiator.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side, radiator.

BEDROOM 1

Attractive marble fireplace surround with cast iron insert, double glazed bay window to side and double glazed bay window to front, built-in cupboards, coved ceiling, picture rail, radiator.

BEDROOM 2

Attractive fireplace surround inset with cast-iron fireplace, double glazed window to side, coved ceiling, picture rail, radiator.

BEDROOM 3

Access to cupboard housing Ideal gas boiler and factory lagged hot water cylinder, double glazed window to side, radiator.

BATHROOM

Freestanding roll top bath with claw and ball feet and central high mixer tap with handheld shower attachment, twin sized tiled shower enclosure with thermostatically controlled rain head shower and handheld attachment, low-level WC, pedestal wash basin, walls panelled to half height, obscured glazed window, radiator, extractor fan.



REAR GARDEN

Directly to the rear of the property is a terrace extending to the remainder of the garden which is well enclosed by timber panelled fencing. A central pathway leads to a gate at the end of the garden giving access to the parking and garage. To the left of the path is a faux grass lawn backed by borders planted with various shrubs including yew, ceanothus, and a flowering cherry. To the right of the path is an attractive ornamental pond stocked with appropriate aquatic plants beyond which is a further paved terrace. Timber framed shed. Outside tap.



PARKING

The property benefits from a driveway providing off-road parking for a single vehicle. Alongside this is the detached garage.

DETACHED GARAGE

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

FRONT GARDEN

The garden to the front of the property is entered via a wrought iron gate and is set behind a low wall. The gardens are planted with various shrubs, herbaceous and other plants. A pathway leads to the side of the house, beneath an attractive awning supported on decorative wrought iron supports, to the front door.



COUNCIL TAX

Band D approx. £2095.92 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

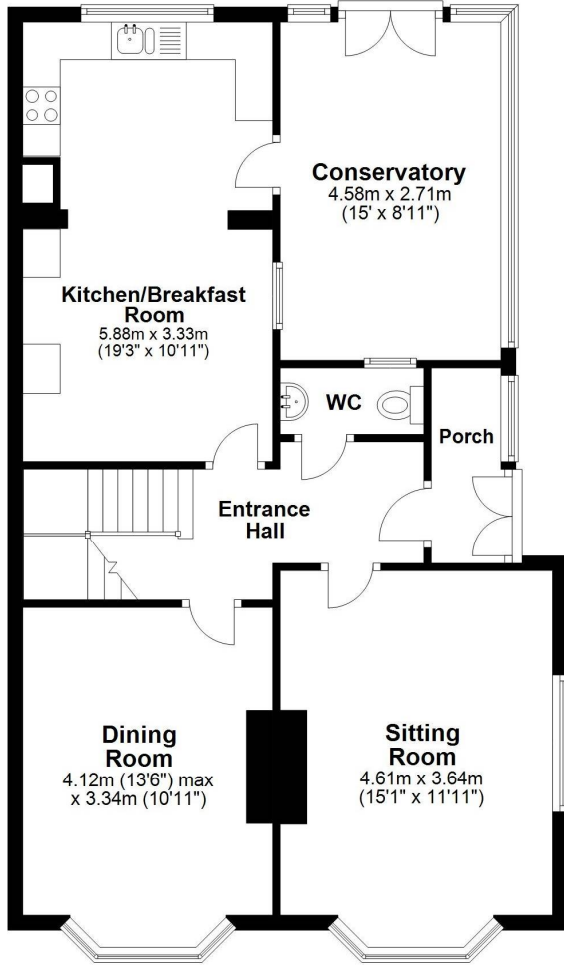


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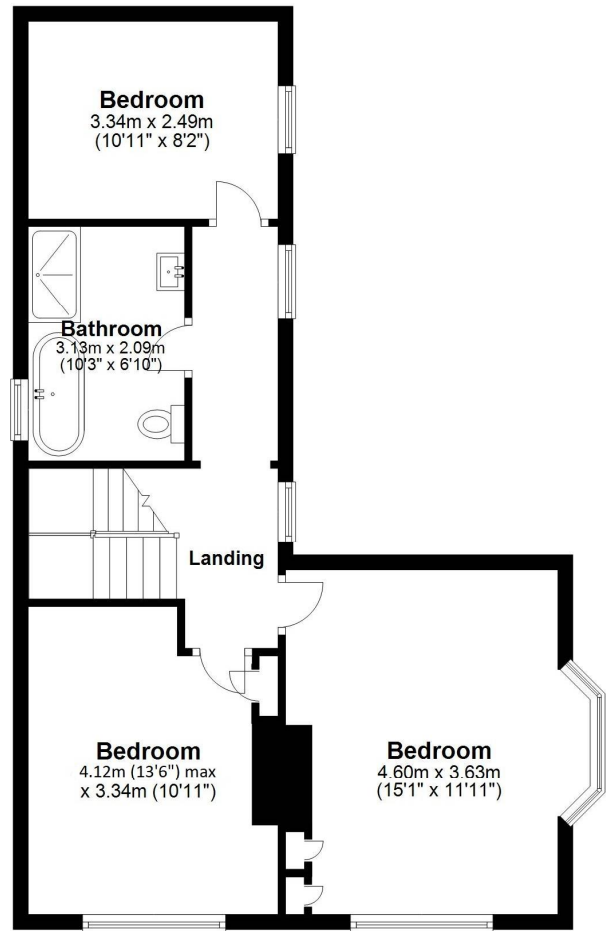
Ground Floor

Approx. 83.1 sq. metres (894.3 sq. feet)



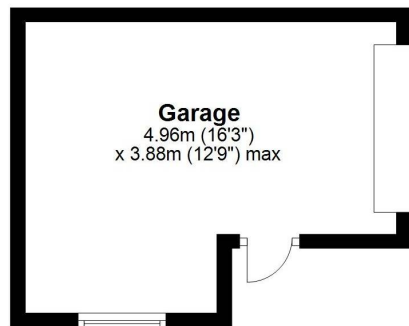
First Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



Outbuilding

Approx. 16.7 sq. metres (179.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.