

Surveyors  
Valuers



Estate  
Agents

49 High Street, Hythe, Kent CT21 5AD



## 26 TANNERS HILL GARDENS, HYTHE

**£450,000 Freehold**

In a sought after location, backing onto Eaton Lands, this comfortably proportioned family house has benefitted from some updating but, with plans approved for a single storey extension to the rear, has the potential to provide an exceptionally comfortable home. Generous garden and garden room, parking. EPC D.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# 26 Tanners Hill Gardens

## Hythe CT21 5HX

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Utility/Sun Room,  
Cloakroom, Three Bedrooms, Bathroom  
Summer House/Home Office, Long West Facing Garden**

### DESCRIPTION

An exciting opportunity to acquire a property which has benefited from some updating and improvement but still offers considerable scope for prospective purchasers to make their own mark on the property and benefit from the plans that have already been approved to extend the house with a single storey extension to the rear (Ref:21/1983/FH) which will considerably enhance the living accommodation.

The accommodation currently comprises an entrance hall, two reception rooms, galley kitchen, utility/sun room, cloakroom, three bedrooms and a bathroom. A particularly attractive aspect of the property is its garden which enjoys a sunny south westerly aspect with a substantial summer house/home office and direct access on Eaton Lands, a most attractive expanse of open grassland and flower meadows.

### SITUATION

Tanners Hill Gardens is a particularly desirable location which backs directly onto and accesses Eaton Lands with its attractive wild flower meadows, playing fields, woodland and allotments. It is within walking distance of the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools also within a short walk and Brockhill Performing Arts College is only a little further on. 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 offering a range of independent shops and restaurants is also nearby. There are also 4 supermarkets in the town (including Waitrose, Sainsburys and Aldi). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, 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. Directly at the end of the garden there is a large expanse of open ground known as Eaton Lands which comprises a playing field, wild flower meadow, allotments and a wooded valley.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 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 composite door with double glazed windows to front and side. Timber panelled and obscure glazed door to:-

#### ENTRANCE HALL

Staircase to first floor with door giving access to deep walk in storage cupboard with obscure double glazed window to front, door to:-

### **DINING ROOM**

Double glazed windows to front and rear, column radiator, timber effect flooring, square archway to:-

### **SITTING ROOM**

Double glazed window to rear overlooking the garden, radiator, door to:-

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating space for freestanding electric cooker and recess for freestanding undercounter fridge. Roll top work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks coordinating wall cupboards, double glazed window to rear looking through the sunroom to the garden beyond, timber and glazed door to:-

### **COVERED SIDE WALKWAY**

Obscure double glazed door to front, glazed door to sunroom, high level obscure windows to side, tiled floor, door to:-

### **WALK IN STORAGE CUPBOARD**

Housing Ideal gas fired boiler, obscure double glazed window to front.

### **CLOAKROOM**

Low level WC, radiator.

### **SUNROOM**

Windows to two sides, tiled floor, two double glazed doors to garden, plumbing for washing machine.

### **FIRST FLOOR LANDING**

Double glazed window to front, enjoying views towards the valley, doors to:-

### **BEDROOM 1**

Double glazed window to side, column radiator.

### **BEDROOM 2**

Double glazed window to rear overlooking the garden, column radiator, timber effect flooring.

### **BEDROOM 3**

Access to loft space, double glazed window to rear overlooking the garden, column radiator, timber effect flooring.

### **BATHROOM**

Freestanding bath, pedestal wash basin, low level WC, built in shelved storage cupboard, obscure double-glazed window to side, heated ladder rack towel rail.

### **OUTSIDE**

#### **Front Garden**

The garden to the front of the is crazy paved with various specimen. Side access can be gained to the rear garden via a covered walk way.

#### **Rear Garden**

The garden at the rear of the property is enclosed by a combination of hedging and timber panelled fencing, directly to the rear of the house is a shallow seating area leading up to a level area of lawn and timber framed shed, beyond which is a further expanse of lawn leading to a generous paved terrace and access to the summer house and directly to the rear a gate gives access to Eaton lands and a parking spaces.

### **SUMMER HOUSE/HOME OFFICE**

Double glazed high level window to side, double glazed doors with full height double glazed windows to either side, fitted with a range of base cupboards and drawers units incorporating recess for freestanding undercounter fridge, recessed lighting timber effect flooring.

















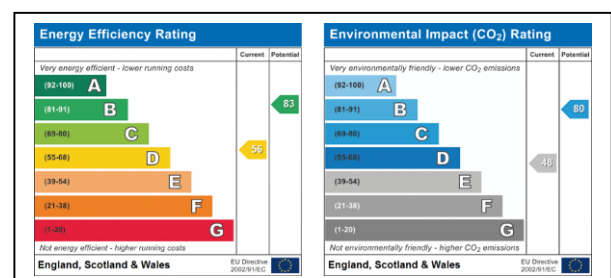
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

### COUNCIL TAX

Band D approx £2197.03 (2023/24)  
Folkestone & Hythe District Council.

### VIEWING

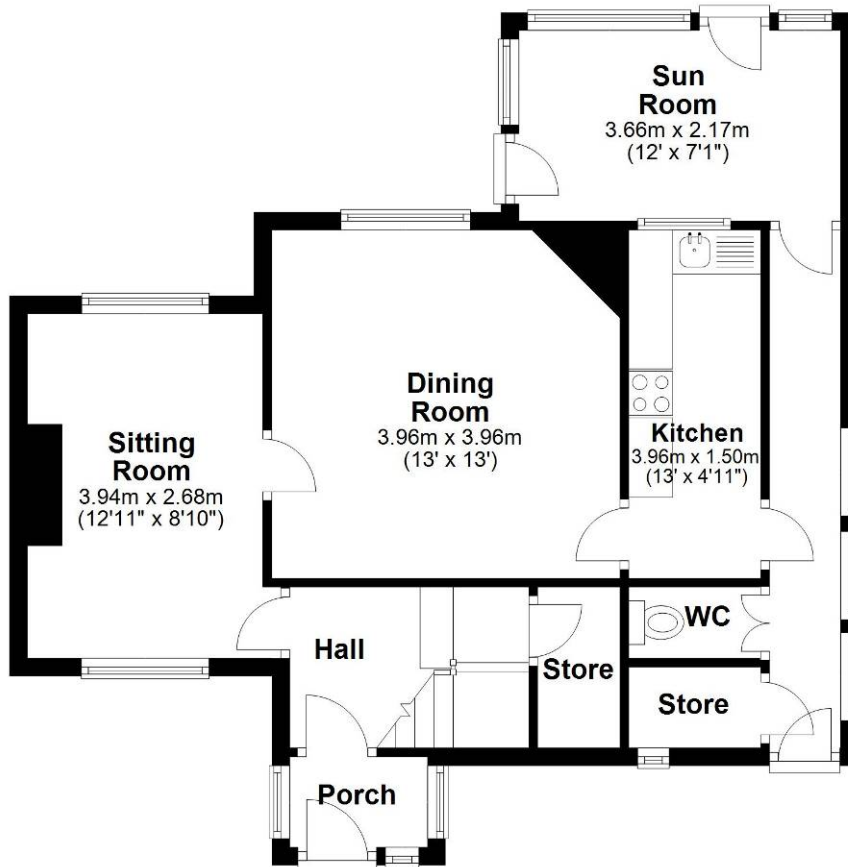
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





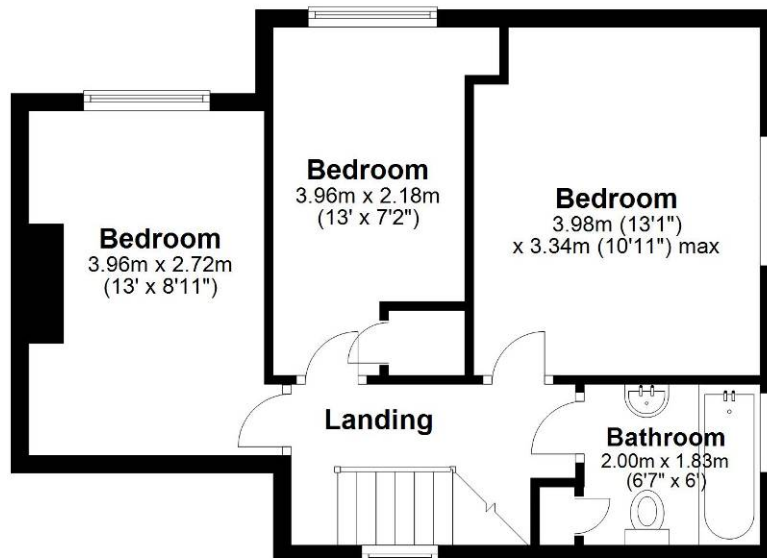
## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.4 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.