



49 High Street, Hythe, Kent CT21 5AD



**ROSEBANK,  
4 BROCKHILL ROAD, HYTHE**

**£865,000 Freehold**

**This impressive detached house, in a desirable location, offers spacious and versatile accommodation including three reception rooms, conservatory, kitchen/breakfast room, four double bedrooms (one en-suite) and a bathroom. Double garage, ample parking, gardens to front, side and rear. EPC D**



# **Rosebank**

## **4 Brockhill Road, Hythe CT21 4AB**

**Entrance Hall, Sitting Room, Dining Room, Conservatory,  
Kitchen/Breakfast Room, Study, Cloakroom,  
Four Double Bedrooms (one with En-Suite Bathroom), Bathroom,  
Double Garage, Parking, Gardens to Front, Side & Rear**

### **DESCRIPTION**

Rosebank is an impressive detached family home situated in what is considered to be one of the most coveted roads in the area, on the cusp of the village of Saltwood. The property offers spacious and versatile accommodation of particularly comfortable proportions which totals circa 2353 square feet (plus the garage) and currently comprises an impressive entrance hall leading to the dual aspect sitting room with large picture windows to the front and rear, the dining room which leads to a generous conservatory, smartly fitted kitchen/breakfast room, a study and a cloakroom. On the first floor there are four generous double bedrooms, the principal room with a large en-suite bathroom and a family bathroom.

The house occupies a generous plot of measuring in excess of quarter of an acre with a wide driveway to the front providing off road parking for a number of vehicles and access to the double garage and to the store room. The secluded gardens encompass the house to all sides. These are laid mainly to lawn with a generous terrace providing the ideal environment in which to relax and dine alfresco.

### **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 HALL**

Entered via a composite door with a full height obscure double glazed panel to side, staircase to first floor with glazed balustrade, access to under stairs storage cupboard, radiator, doors to:-

### **SITTING ROOM**

Contemporary gas fire, double glazed window to front with far reaching views, double glazed casement doors to rear opening to and overlooking the rear garden with full height double glazed windows to either side, two radiators.

### **CLOAKROOM**

Low level WC, pedestal wash basin, obscure double glazed window to front, tiled floor radiator.

### **STUDY**

Double glazed window to front and side, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher and washing machine, space for tumble dryer, recess housing Rangemaster with extractor hood above, square edged work surface inset with one and a half bowl sink with drainer unit and mixer tap, coordinating up stands, coordinating wall cupboards, integrated fridge freezer, cupboard housing Worcester gas boiler, pair of double glazed windows to front and side, double glazed door giving access to the rear garden, recessed lighting, contemporary vertical radiator, wood effect flooring.

### **DINING ROOM**

Double glazed doors giving access to the conservatory, wood effect flooring, radiator.

### **CONSERVATORY**

Of uPVC construction above a brick built base and under a pitched polycarbonate roof,

double glazed casement doors giving access to the rear garden.

### **GALLERIED LANDING**

Access to loft space, door to airing cupboard and further cupboard housing the hot water cylinder, further shelved cupboard, double glazed window to front with far reaching views, radiator, doors to:-

### **PRINCIPAL BEDROOM**

Fitted wardrobe cupboards concealed by sliding doors, double glazed windows to side and front with far reaching views, radiator, door to:-

### **ENSUITE BATHROOM**

Panelled bath with central mixer tap and handheld shower attachment, twin size tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC, wall hung wash basin with mixer tap, obscure double glazed windows to side and rear, tiled floor, tiled walls, recessed lighting, shaver point, heated ladder rack towel rail.

### **BEDROOM 2**

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front with far reaching views and to side with views to the sea, radiator.

### **BEDROOM 3**

Fitted wardrobe cupboards concealed by sliding doors, double glazed windows to side and rear, radiator.

### **BEDROOM 4**

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to rear, radiator.

### **CLOAKROOM**

Low level WC, obscure double glazed window to rear, walls tiled to half height, tiled floor.



## **BATHROOM**

Panelled bath with central mixer tap and thermostatically controlled shower over, glazed shower screen, pedestal wash basin, pair of obscure double glazed windows to rear, shaver point, tiled floor, heated ladder rack towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property incorporates a driveway providing off-road parking and access to the double garage and store room. From here a flight of steps lead past borders well stocked with a variety of shrubs, other plants to the front door. A gate gives access to the rear garden. A decked area to the front of the property leads to a further paved terrace and area topped in stone, well enclosed by a wrought iron balustrade and planted with a plum tree. A further timber gate gives access to the rear garden.

## **DOUBLE GARAGE**

Motorized up and over door to front.

## **REAR GARDEN**

Directly to the rear of the property and spanning the width of it is a paved terrace and beyond which the garden is laid extensively to lawn, enclosed by timber panelled fencing and planted with various ornamental shrubs and specimen trees including established apple, pear and cherry trees and a Canarian palm. To the far end of the garden are two timber framed sheds. Outside lighting and outside tap.

## **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.**







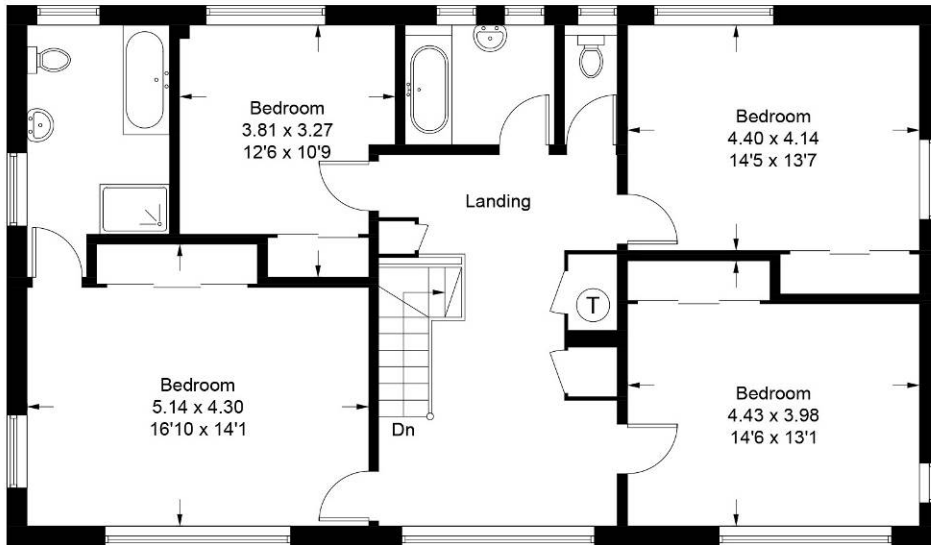
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# Brockhill Road, Hythe, CT21

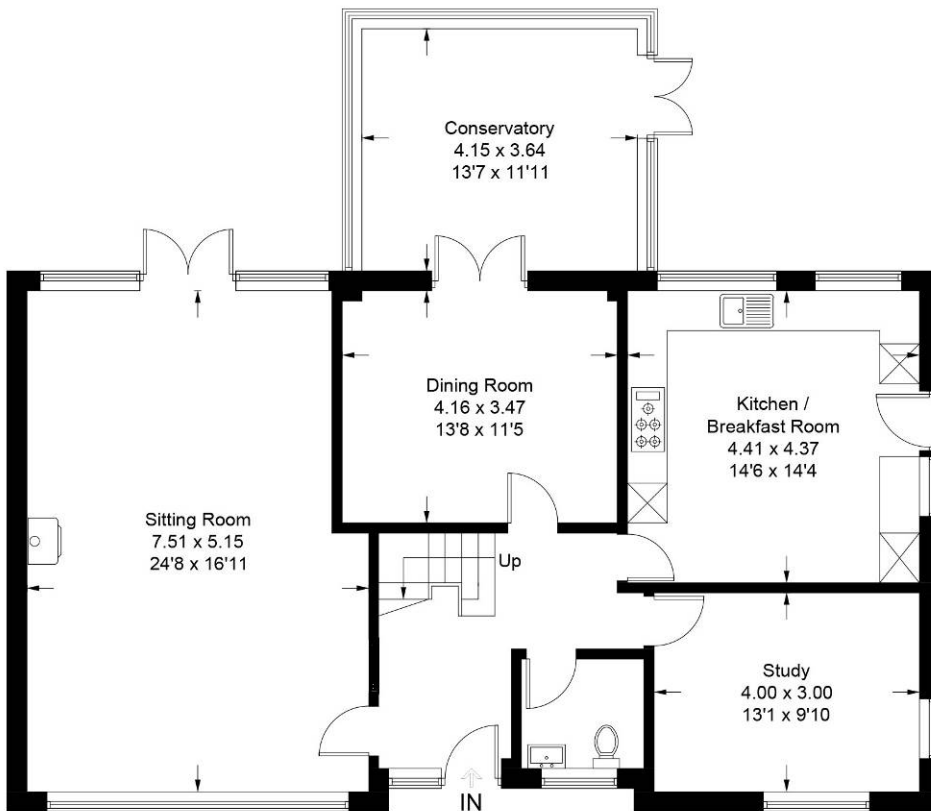
Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft

Garage / Outbuilding = 33.2 sq m / 357 sq ft

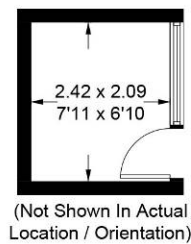
Total = 251.8 sq m / 2710 sq ft



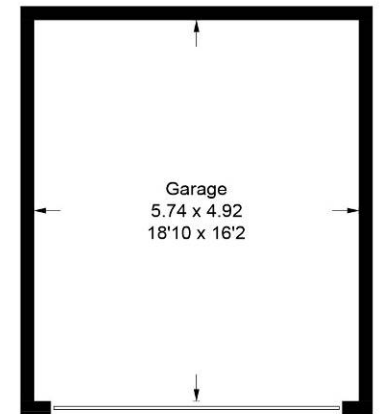
**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046270)