



49 High Street, Hythe, Kent CT21 5AD



**WOODHURST,
24 GODWYN ROAD, FOLKESTONE**

**£795,000 Freehold
NO ONWARD CHAIN**

In the heart of the West End, on an exclusive road, moments from the station, this handsome double fronted family home offers well presented accommodation which is of comfortable proportions. 3 reception rooms, conservatory, kitchen/breakfast room, 4 bedrooms (1 ensuite). Garage, parking, gardens. EPC C



**Woodhurst,
24 Godwyn Road, Folkestone CT20 2LA**

**Entrance Hall, Sitting Room, Conservatory, Dining Room, Study,
Kitchen, Breakfast/Utility Room, Cloakroom,
Four Bedrooms (one En-Suite), Bathroom,
Large Garage, Ample Parking, Generous Gardens**

DESCRIPTION

Woodhurst is an attractive double fronted detached house built in the neo Georgian style. The property occupies a particularly generous plot in this exclusive West End location, just minutes from Folkestone West mainline railway station.

The property appears to have been well maintained and offers attractively presented, light and airy accommodation which is of particularly comfortable proportions. This includes a welcoming reception hall with glazed double doors to both the dining room and to the dual aspect sitting room which in turn leads to the conservatory. The attractively fitted kitchen is open plan to the breakfast room which doubles as a utility room and also accesses the integral garage. There is also a study and cloakroom on the ground floor. The first floor comprises four double bedrooms, the principal room with en-suite shower room, and a family bathroom.

To the front of the house there is a generous carriage driveway providing ample off street parking and access to the integral garage. To the rear the large garden is delightfully secluded and mature with an expansive lawn and two paved terraces providing the perfect setting for alfresco dining and entertaining.

SITUATION

Godwyn Road is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.3, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility. A wide range of sporting clubs can be found in the area, including watersports and golf. The area is also well served with a selection of supermarkets including Morrisons, Sainsburys and Tesco.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose), various independent shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with obscure glazed windows to either side, staircase to first floor, access to understairs storage cupboard, coved ceiling, radiator, door to:-

SITTING ROOM

Attractive fireplace surround inset with gas fire, double glazed bay window to front, two radiators, double doors through to:-

CONSERVATORY

Of uPVC construction above a brick built base and beneath a pitched polycarbonate roof, double glazed casement doors opening to and overlooking the rear garden.

DINING ROOM

Double glazed bay window overlooking the rear garden, coved ceiling, radiator.

STUDY

Double glazed window to front, coved ceiling, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edge work surface inset with one and a half bowl sink and drainer unit with mixer tap, induction hob with extractor hood above, coordinating up stands and splashback, coordinating wall cupboards, further bank of full height cupboards incorporating integrated fridge and freezer and double oven, two double glazed windows overlooking the rear garden, recessed lighting, coved ceiling, underfloor heating, open through to:-

BREAKFAST ROOM/UTILITY

Fitted with base cupboards incorporating integrated washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, coordinating upstands, coordinating wall cupboards and full height cupboards, double glazed window overlooking the rear garden, double glazed

door, recessed lighting, coved ceiling, door to garage, under floor heating.

CLOAKROOM

Low-level WC, wash basin, obscure glazed window, part tiled walls.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder and gas boiler, doors to:-

PRINCIPAL BEDROOM

Fitted wardrobe cupboards, double glazed window to front, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, wash basin set into work surface with vanity cupboards and drawers below, shaver point, tiled walls, obscure double glazed window to front, heated ladder rack towel rail, coved ceiling.

BEDROOM 2

Built in wardrobe cupboards, wash basin with vanity cupboard below, shaver point and light, double glazed window overlooking the rear garden, coved ceiling, radiator.

BEDROOM 3

Double glazed window to rear, coved ceiling, radiator.

BEDROOM 4

Double glazed window to front, access to storage cupboard, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, low level WC with concealed cistern, pair of obscure double glazed windows to rear, tiled walls, coved ceiling, recessed lighting, heated ladder rack towel rail.



FRONT GARDEN

The garden to the front of the property is set behind a brick built wall with a carriage driveway which provides access to the attached garage. There are borders planted with a variety of shrubs herbaceous and other plants including a camelia, campsis and lavender. A wrought iron gate to the side gives access to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and mature hedging. Directly to the rear of the house is a paved terrace extending to the remainder of the garden which is laid extensively to lawn surrounded by borders planted with mature shrubs. To the far end of the garden is a further paved terrace and a timber framed shed.

GARAGE

Electronically operated door to front, door to utility room, power and light.

EPC Rating Band C.

COUNCIL TAX

Band F approx. £3233.61 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

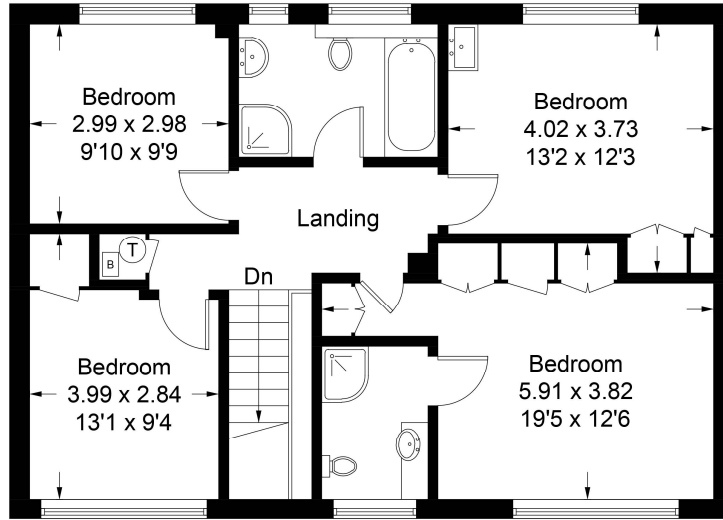


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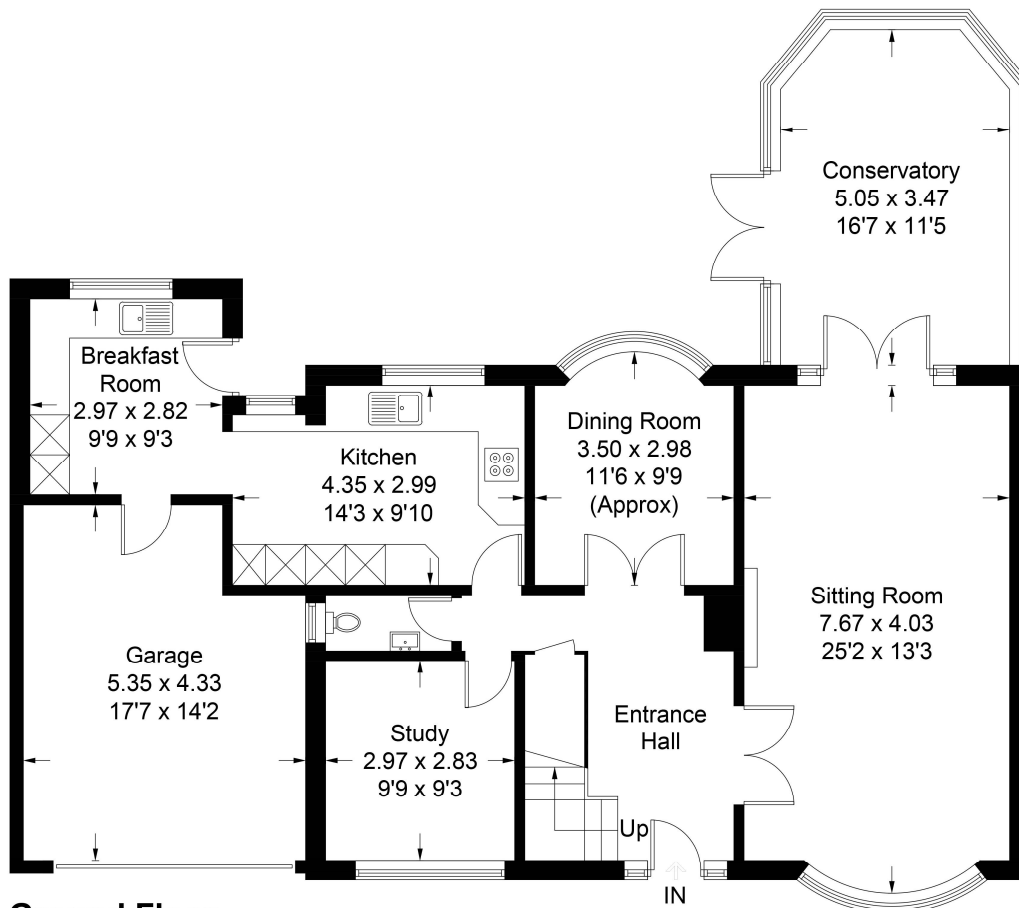


Godwyn Road, Folkestone, CT20

Approximate Gross Internal Area
Ground Floor = 129.0 sq m / 1388 sq ft
First Floor = 73.6 sq m / 792 sq ft
Total = 202.6 sq m / 2180 sq ft
(Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058936)