



49 High Street, Hythe, Kent CT21 5AD



8 SPANTON CRESCENT HYTHE

£795,000 Freehold

Situated in an exclusive cul-de-sac, this attractive detached house enjoys superb views over Hythe and to the sea. Comprising two reception rooms, two studies, kitchen/breakfast room and four bedrooms (1 with en-suite) and a family bathroom. Double garage, off-road parking and delightful gardens. EPC C.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

8 Spanton Crescent

Hythe CT21 4SF

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Utility Room, 2 Studies, Cloakroom
4 Bedrooms (the principal with en-suite shower room), Family Bathroom
Double Garage, Off-Road Parking, Delightful Gardens**

DESCRIPTION

This handsome modern detached house forms part of an exclusive cul-de-sac comprising just 5 properties. The immediate vicinity has a delightfully tranquil atmosphere, the block paved private drive serving the five houses being edged by a wide expanse of lawn which slopes gently away from the houses to a lightly wooded area, protects the outlook and a portion of which is owned by each of the houses.

The attractively presented accommodation enjoys views over the town and to the sea at the front, looks over Brockhill Country Park to the rear and includes 2 reception rooms, 2 studies, kitchen/breakfast room, utility room and cloakroom. The part galleried landing leads to four comfortable bedrooms, each with fitted wardrobes and the principal with an en-suite shower room. There is an integral double garage, parking and most attractive gardens to the front and rear.

SITUATION

Spanton Crescent is a highly desirable residential area on the lower hillside, just over half-a-mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a range of independent shops, boutiques, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 - 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc.. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Ashford International.

The accommodation comprises:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, block and turned banister rails, and terminating in a coordinating newel

post with acorn finial, access to understairs storage cupboard, coved ceiling, smoke detector, radiator, fitted with a regularly maintained intruder alarm doors to:



STUDY

Double glazed window to front enjoying an open aspect with views over Hythe and to the sea in the distance, coved ceiling, radiator.

CLOAKROOM

Low level wc, wash basin with tiled splashback, extractor fan, coved ceiling, radiator, door to fitted cloaks cupboard.

SITTING ROOM

Attractive marble fireplace surround inset with gas fire on a coordinating marble hearth, double glazed window to front enjoying an open aspect over Hythe and to the sea in the distance, coved ceiling, two radiators, glazed double doors to:-

DINING ROOM

Double glazed casement doors opening to and overlooking the rear garden, coved ceiling, radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and microwave, water softener, work surface inset with one and half bowl stainless steel sink and drainer unit fitted with waste disposal device, mixer tap and cold water filter tap, gas hob with extractor hood above, coordinating wall cupboards, further bank of cupboards housing integrated double oven and fridge, double glazed window overlooking the garden, coved ceiling, recessed lighting, radiator, tiled floor, door to:-

UTILITY ROOM

Fitted with base cupboards with work surface over and inset with stainless steel sink and drainer unit with mixer tap, recess and plumbing for washing machine and space for tumble dryer, coordinating wall cupboard housing Worcester gas boiler, extractor fan, double glazed window and double glazed door giving access to the rear garden, tiled floor, door to:-

STUDY/HOBBY ROOM

Work surface with fitted cupboards beneath, space for freestanding freezer, coordinating

wall cupboards, access hatch to half boarded garage loft via a pull down ladder, double glazed window to rear, coved ceiling, tiled floor, radiator, door to garage.

FIRST FLOOR LANDING

Access to loft space, smoke detector, access to deep recessed linen cupboard housing factory lagged hot water cylinder containing immersion heater, coved ceiling, doors to:

BEDROOM 1

Pair of fitted wardrobe cupboards, double glazed window to front commanding superb views over Hythe and to the sea in the distance, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wash basin set on to work surface with mixer tap and vanity cupboards beneath, mirrored and illuminated wall cabinet, recessed lighting, extractor fan, obscure double glazed window to side, coved ceiling, tiled walls, radiator.

BEDROOM 2

Built-in wardrobe cupboards, double glazed window to front commanding superb views over Hythe and to the sea in the distance, coved ceiling, radiator.

BEDROOM 3

Built-in wardrobe cupboard, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM 4

Built-in wardrobe cupboard, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BATHROOM

Panelled bath fitted with mixer tap, power shower and separate hand held shower attachment, low level wc with concealed cistern, wash basin set on to work surface with mixer tap, localised tiling, coved ceiling, extractor fan, obscure double glazed window to rear, radiator.



OUTSIDE

FRONT GARDEN

The garden to the front of the property is predominantly laid to lawn with a flight of steps to the front door and a paved terrace providing the ideal vantage spot to enjoy the far reaching views over Hythe and of the sea in the distant. The remainder of the garden is occupied by a generous driveway which is block paved in a herringbone design. A side gate gives access to the rear garden.

REAR GARDEN

Directly to the rear of the house is a generous paved terrace providing a delightfully secluded environment for alfresco dining. Within the terrace is a superb specimen acer tree. A central flight of steps leads up to the remainder of the garden which has been attractively tiered and has been thoughtfully planted for year-round interest with a variety of shrubs, herbaceous and other plants including a further specimen acer, laurel, photinia, euonymous, a variety of hebes and pittosporums amongst

others together with a host of spring flowering bulbs. The tiers are interwoven with pathways ensuring ease of maintenance. There is an attractive decked terrace providing a further seating area and the last level of the garden is laid to lawn with a raised paved terrace providing the ideal vantage point from which to enjoy the garden. The garden is well enclosed by timber panelled fencing, benefits from outside lighting, power supply and an outside tap. Access can be gained to the front garden. Rear gate giving access to the bridal path and Brockhill Country Park.

EPC Rating C.

COUNCIL TAX

Band G approx. £3661.72 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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



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Spanton Crescent, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 119.5 sq m / 1286 sq ft (Including Garage)
First Floor = 74.0 sq m / 796 sq ft
Total = 193.5 sq m / 2082 sq ft


 = Reduced headroom below 1.5m / 5'0



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