



49 High Street, Hythe, Kent CT21 5AD



**REDMANS, 22 TURKETEL ROAD,  
FOLKESTONE**

**£1,375,000 Freehold**

In a prime West End location, moments from the station, this exceptional property has been the subject of an extensive programme of extension, remodelling and refurbishment, ready for sale. The house now offers impeccably presented, versatile, 5 bedroom accommodation designed to compliment a modern life style. EPC C



# **Redmans, 22 Turketel Road, Folkestone CT20 2NZ**

**Reception Hall, Sitting Room, Kitchen/Dining/Living Space, Family Room, Study, Studio,  
Utility Room, Cloakroom,  
First Floor Landing, Principal Bedroom with En-Suite Dressing and Shower Rooms,  
Bedroom 2 with En-Suite Shower Room, Three Further Bedrooms,  
Bathroom and Shower Room  
Ample Parking, South Facing Garden**

## **DESCRIPTION**

Redmans has been the subject of an extensive programme of refurbishment, remodelling and extension with an exacting level of attention to detail having been applied to every aspect of the project and an emphasis focused on creating an exceptional family home with accommodation designed to compliment a modern lifestyle. The result is a triumph, a distinctive property offering an exquisitely detailed interior with a high end finish throughout including a bespoke lighting scheme and Nobilia German kitchen.

The accommodation radiates from a beautiful reception hall and is concentrated to the rear of the house overlooking the south facing garden. This includes an exceptionally generous, open plan kitchen/dining/living space with an impressive kitchen installation featuring integrated appliances and quartz worksurfaces. Glazed double doors unite the space with the adjacent sitting room and there is a study and second family room, (both opening to the west facing courtyard garden) and a studio thought suitable for a variety of uses. There is also a utility room and cloakroom. On the first floor there are five bedrooms, the principal suite incorporating a dressing room and a luxuriously appointed en-suite shower room, a theme which continues throughout the family bath and shower rooms, also the en-suite shower room serving the second bedroom. There are three further bedrooms.

The house occupies a generous plot with ample parking on the driveway to the front. To the rear the 95ft south facing garden has been recently refenced and benefits from an expansive, newly laid terrace providing the perfect area for alfresco dining and entertaining with the rest of the garden being newly laid extensively to lawn and incorporating a large garden cabin/office and greenhouse. In addition there is a west facing walled courtyard garden.

## **SITUATION**

Turketel Road is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station and Folkestone Central 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 1.5, 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 centres of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

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

The accommodation comprises:

### **OPEN PORCH**

An oak framed structure set on a brick built base beneath a pitched and tiled roof, impressive timber effect composite door with opaque double glazed fan light opening to:

### **RECEPTION HALL**

A generous space in part set beneath a double glazed atrium roof light, staircase to first floor with wrought iron balustrade, moulded timber handrail and terminating in a newel post with scrolled finial, recessed lighting, coved ceiling, panelled walls, wall light points, Luxury vinyl tiled oak effect flooring, glazed double doors to:

### **SITTING ROOM**

Panelled walls, wall light points, provision for wall mounted TV, coved ceiling, recessed lighting, bay with double glazed windows to rear overlooking the garden, further double glazed window to rear, wall mounted contemporary column radiators, screened storage area which also contains the communications cupboard, glazed double doors to:

### **KITCHEN/DINING/LIVING SPACE**

A generous open plan space with defined living/dining and kitchen areas united by LVT oak effect flooring throughout.

#### **Kitchen area**

A comprehensive installation comprising largely deep pan drawers in a shaker style incorporating integrated Bosch dishwasher, pull out recycling drawer, round edged quartz worktops under mounted with Blanco granite sink with Tohlar tap and Bora induction hob with integrated extractor, further bank of coordinating units incorporating integrated Bosch double oven, microwave and two warming drawers with integrated full height fridge and freezer alongside and full height pull out larder cupboard, coordinating island unit incorporating deep pan drawers, additional freezer and breakfast bar with quartz worktop and three pendant lights above, Pair of double glazed casement doors

opening to courtyard garden, double glazed window to rear overlooking the garden.

### **DINING/LIVING SPACE**

Attractive painted timber fireplace surround with tiled insert and hearth, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, two vertical contemporary column radiators, glazed double doors to sitting room.

### **FAMILY ROOM**

Provision for wall mounted TV, recessed lighting, full height double glazed window overlooking the courtyard garden, contemporary column radiator, door to:

### **STUDY**

Recessed lighting, double glazed casement doors opening to the courtyard garden, contemporary column radiator.

### **CLOAKROOM**

Fitted with a contemporary suite comprising a close coupled WC, wall hung wash basin, brushed gold sanitary wear, LVT flooring, extractor fan, recessed lighting, obscured double glazed window to front, brushed gold heated towel rail.

### **UTILITY ROOM**

Base cupboard with space and provision for washing machine and tumble dryer, roll top worktop inset with stainless steel sink and drainer unit with Tohlar tap, full height storage cupboard, LVT flooring, recessed lighting, coved ceiling, double glazed window to front, column radiator. Door to:

### **STUDIO**

LVT flooring throughout, numerous lighting options, double glazed windows to front and side, double glazed casement doors opening to and overlooking the rear garden, contemporary vertical column radiator, door giving access to cupboard housing brand new Cyclone Platinum pressurised hot water cylinder and Worcester gas fired boiler.











### **FIRST FLOOR LANDING**

Access to loft space fitted with loft ladder, double glazed window over stairwell, panelled walls, radiator, coved ceiling, wall light points, doors to:-

### **PRINCIPAL BEDROOM**

Access to built-in cupboard, double glazed window overlooking the rear garden, recessed lighting, contemporary column radiator, open plan to:-

### **DRESSING ROOM**

Double glazed window overlooking the garden, recessed lighting, door to:-

### **EN-SUITE SHOWER ROOM**

Fitted with a contemporary suite with brushed gold sanitary ware, comprising walk-in twin sized shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC with concealed cistern, wash basin with mixer tap set onto quartz work surface with floating vanity drawers below and coordinating vanity cupboard to side, obscured double glazed window to front, tiled walls, tiled floor, recessed lighting, extractor fan, heated towel rail.

### **BEDROOM 2**

Double glazed bay window to side, further double glazed window, access to **walk-in wardrobe**, contemporary column radiator, recessed lighting, door to:-

### **EN-SUITE SHOWER ROOM**

Fitted with a contemporary suite with brushed gold sanitary ware, comprising walk-in shower enclosure with thermostatically control rainhead shower and separate handheld attachment, low-level WC, wash basin set onto worksurface with vanity cupboards below, tiled walls, tiled floor, heated towel rail.

### **BEDROOM 3**

Pair of double glazed windows overlooking the rear garden, access to generous walk-in wardrobe, recessed lighting, contemporary column radiator.

### **BEDROOM 4**

Double glazed window overlooking the rear garden, recessed lighting, contemporary, column radiator.

### **BEDROOM 5**

Double glazed window to front, recessed lighting, radiator.

### **BATHROOM**

Contemporary freestanding bath with central freestanding mixer tap and handheld shower attachment, TV inset in to the wall, obscured double glazed window to side, part tiled walls, recessed lighting, heated ladder rack towel rail.

### **SHOWER ROOM**

Walk-in shower with thermostatically controlled rainhead shower and separate hand held attachment, wall hung wash basin with mixer tap and vanity drawers below, low level w.c., double glazed window to front, tiled walls, tiled floor, recessed lighting, extractor fan, heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is enclosed by a brick built wall and fencing. There is a generous block paved driveway providing off-road parking for a number of vehicles. A personal gate to the side of the house leads to the:

#### **REAR GARDEN**

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by close boarded timber panelled fencing in part topped with trellising. Spanning the width of the rear of the house is an attractive porcelain tile paved terrace extending to the remainder of the garden which is laid extensively to lawn with various specimen shrubs including a cordyline, bamboo and mature evergreens. Within the garden is a timber framed summer house, timber framed greenhouse and a timber framed pergola beyond which is a further seating area.









## COURTYARD GARDEN

The courtyard garden which is accessed from the study and kitchen is paved in porcelain and encompassed by a tall brick wall with mature evergreen shrubs affording a great deal of privacy.

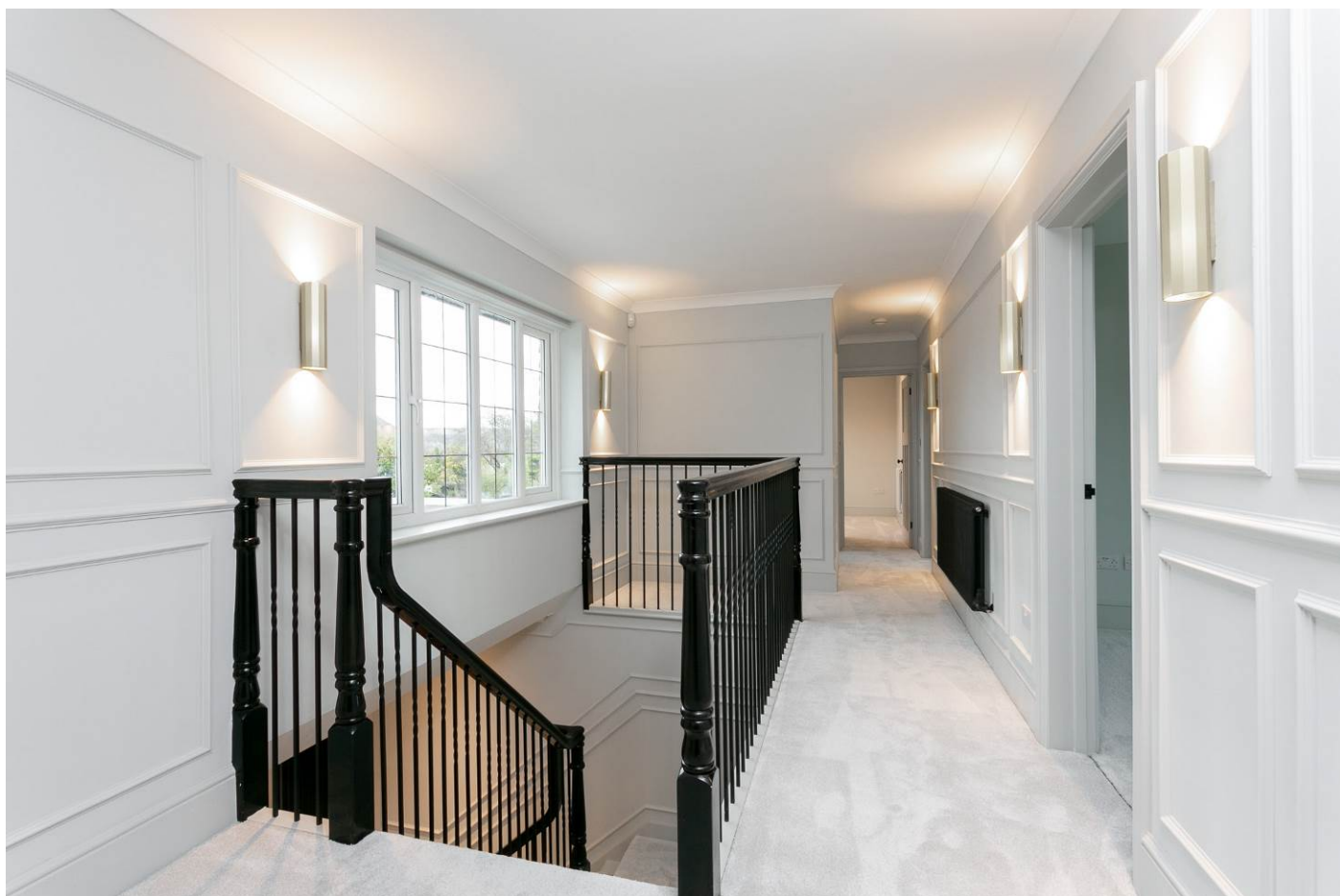
## EPC Rating Band C

## COUNCIL TAX

Band G approx. £3731.08 (2023/24)  
Folkestone & Hythe District Council.

## VIEWING

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



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## 22 Turketel Road, Folkestone

Approximate Gross Internal Area :-

Ground Floor :- 172.68 sq m / 1859 sq ft  
 First Floor :- 144.74 sq m / 1558 sq ft  
 Summer House :- 18.52 sq m / 199 sq ft  
 Greenhouse :- 11.10 sq m / 119 sq ft  
 Total :- 347.04 sq m / 3735 sq ft

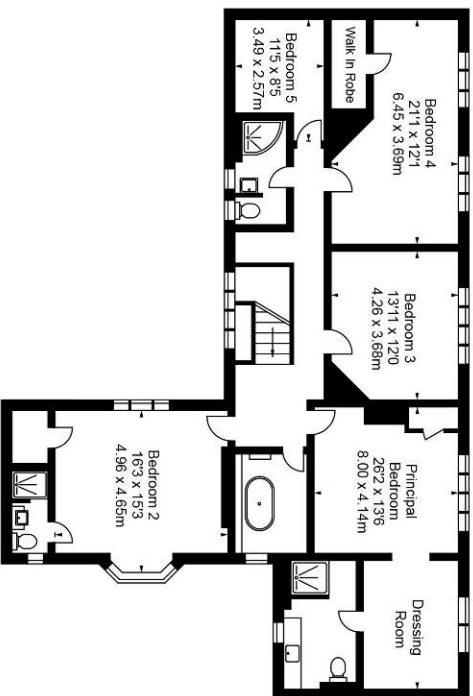
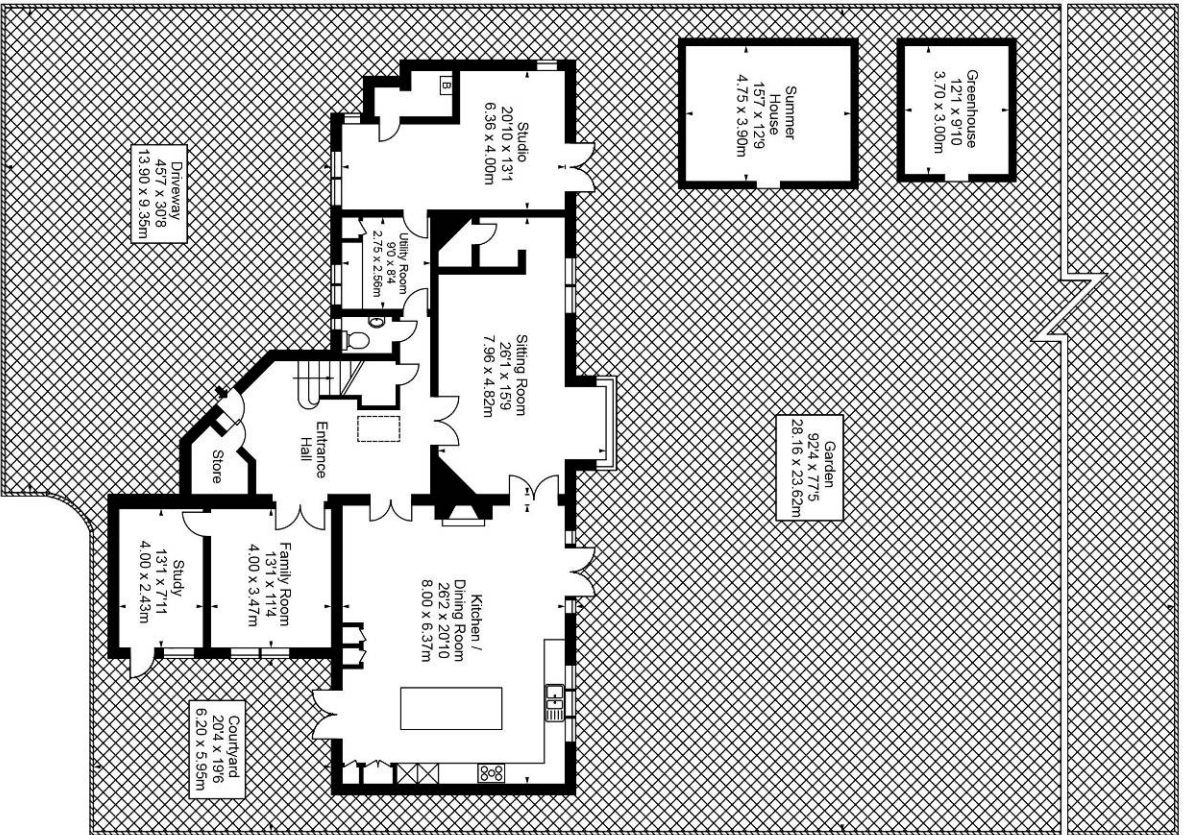


Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanituk.com](http://www.creativeplanituk.com)