

Surveyors
Valuers



Estate
Agents

49 High Street, Hythe, Kent CT21 5AD



17 THE HAVEN HYTHE

£625,000 Freehold

Forming part of a small and exclusive development of detached houses built by Charliers, this well positioned detached family house has been extensively improved and offers beautifully presented accommodation totalling 1750 sq ft (including the double garage). Sitting room, dining room, smartly fitted kitchen, utility room, 4 bedrooms (1 en-suite). Delightfully landscaped garden, parking. EPC C.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

17 The Haven

Hythe, CT21 4PJ

Entrance Hall, Cloakroom
Sitting Room, Dining Room, Kitchen, Utility Room
4 Bedrooms (Principal with En-Suite Shower Room), Family Bathroom
Double Garage and Driveway, Front & Rear Gardens

DESCRIPTION

Built by Charliers, a local developer held in high regard, this substantial detached family house is well positioned on a peaceful cul-de-sac. It has been extensively improved during the current owners period of occupation including smartly fitted kitchen and bathrooms, electronically operated roller garage door and the installation of triple glazed windows throughout the house and cavity wall insulation. The décor is tasteful and neutral and has also been well maintained.

The accommodation which totals around 1750 square feet is particularly comfortable with a useful entrance vestibule leading to a wide and welcoming entrance hall. Beyond this is a very well proportioned sitting room with cosy gas fire and large picture window framing the open aspect to the front with views to The Roughs in the distance. There is a separate dining room, smartly fitted shaker style kitchen with integrated appliances and adjoining utility room. There is also a cloakroom. On the first floor there are four generous bedrooms, each currently accommodating a double bed, the master with a surprisingly large en-suite shower room and smart fitted wardrobes. There is also a family bathroom. The garden is a particularly attractive feature being walled on two sides and enjoying a southerly aspect. It has been thoughtfully landscaped for the owners and incorporates a large terrace paved in natural stone and borders planted with an array of specimens for year round interest. The property also benefits from Solar Panels.

SITUATION

The Haven is a small and exclusive development situated in a desirable semi rural location, approximately a mile-and-a-half to the west of Hythe town centre with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), range of independent shops and restaurants, doctors surgeries etc. The town also enjoys an attractive and unspoilt seafront and a wide variety of sporting and leisure facilities including the Hotel Imperial Leisure Centre and golf course, sailing, cricket, golf and lawn tennis clubs. There is a monthly farmers market and various clubs and societies in the town that welcome new members.

There is also a bus stop nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal and local beauty spot The Roughs with pleasant walks, fishing and picnic areas, are only a short walk away, Botolphs Bridge public house is around 1 mile distant with a friendly welcome for locals and visitors alike.

Hythe is very conveniently located for easy access to the M20 (2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour.

The accommodation comprises:

ENTRANCE VESTIBULE

With part obscure glazed door with obscure glass panel to side, doors to entrance hall and:

CLOAKROOM

Low level wc, pedestal wash basin, access to roof space, tiled floor, wall mirror, coved ceiling, ladder rack towel radiator.

ENTRANCE HALL

Staircase to first floor, coved ceiling, understairs storage cupboard, radiator, glazed double doors opening to:

SITTING ROOM

A generous space with contemporary stone fireplace surround and hearth inset with a living flame gas fire, triple glazed picture window to front looking towards The Roughs, coved ceiling, radiator.

DINING ROOM

Triple glazed sliding patio doors to rear overlooking the terrace and garden, coved ceiling, radiator.

KITCHEN

Well fitted with a comprehensive range of Shaker style base cupboards and drawer units incorporating integrated dishwasher, Bosch fridge and freezer, square edged worktop inset with 1½ bowl stainless steel sink and drainer unit with mixer tap and Neff induction hob with Bosch stainless steel and glazed and illuminated extractor hood above, tiled splashback, integrated Bosch pyrolytic self-cleaning double oven, further full height pull out larder store cupboard, matching wall cupboards and cupboard housing Baxi gas fired boiler, ladder rack towel radiator, coved ceiling, triple glazed window overlooking the rear garden and door to:-

UTILITY ROOM

Double base cupboard and recess and plumbing for washing machine, square edged worktops inset with a single bowl stainless steel sink and drainer, tiled splashback,

extractor fan, coved ceiling, triple glazed door to rear garden.

FIRST FLOOR LANDING

Dog-leg staircase with long triple glazed window above with side aspect, access hatch to roof space with loft ladder, built-in airing cupboard with factory lagged hot water cylinder and deep shelving, further deep storage cupboard.

BEDROOM 1

Sharps fitted wardrobes concealed by sliding triple block mirrored doors and with coordinating fitted bedside drawers, coved ceiling, triple glazed window to front with pleasant outlook towards The Roughs, radiator, door to:

EN-SUITE Shower Room

Walk-in twin size shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, fully tiled walls and floor, obscure triple glazed window to side, ladder rack towel radiator.

BEDROOM 2

Fitted wardrobes, coved ceiling, triple glazed window overlooking the rear garden, radiator.

BEDROOM 3

Fitted double wardrobe with mirrored doors, coved ceiling, triple glazed window overlooking the rear garden, radiator.

BEDROOM 4

Coved ceiling, triple glazed window to front with views towards The Roughs, radiator.

BATHROOM

Panelled bath with mixer tap, Mira thermostatically controlled shower over, glazed shower screen, low level wc, pedestal wash basin, part tiled walls, tiled floor, ladder rack towel radiator, obscure glazed window to side, coved ceiling.





OUTSIDE

Front Garden

The garden to the front of the property is set behind a low brick-built wall and has been designed for ease of maintenance being topped with decorative slate chippings. A double width driveway provides off road parking for two vehicles and access to the attached double garage. There is a border stocked with various mature shrubs. From the front garden access can be gained to a bin store adjoining the garage.

DOUBLE GARAGE

Electronically operated roller door to front, power and light, personnel door and window to rear.

Rear Garden

The garden to the rear of the property incorporates a generous terrace paved in natural sandstone and spanning the width of the house. This provides the perfect environment for alfresco dining and is, in part, set beneath a timber framed pergola hosting a variety of climbing plants including variegated euonymus and a climbing rose,

there is a further climbing rose festooning the rear elevation. The remainder of the garden is topped in slate with a paved seating area leading to an area of lawn, surrounded by scalloped borders edged in brickwork. The borders are well stocked with a variety of shrubs, herbaceous and other plants including buddleia, skimmia, hydrangea, bergenia, laurel, variegated holly and lavender amongst others. In the far corner of the garden is an ornamental pond, backed by a trickling waterfall. Within the garden is a timber framed storage shed with an adjacent potting area beyond which is a lean-to aluminium framed greenhouse against the side of the house. Outside tap, outside power points, outside lighting.

EPC rating C

COUNCIL TAX

Band F - approx £3173.49 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

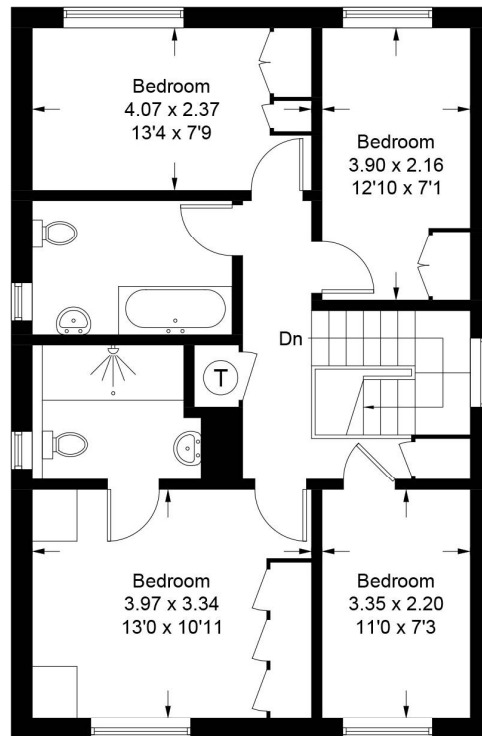


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.




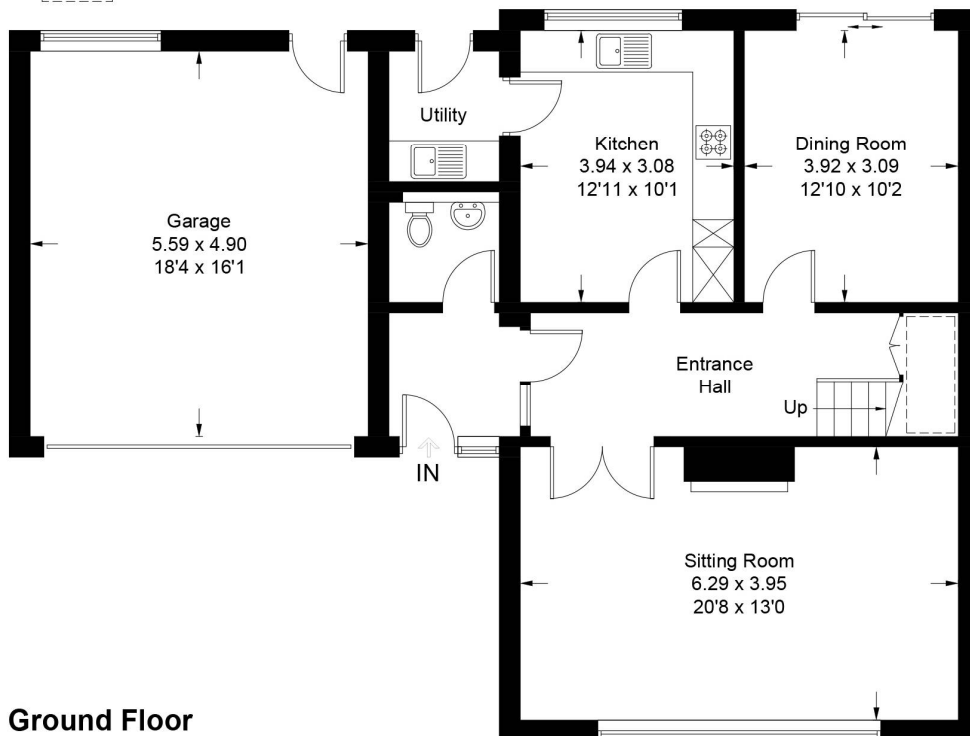
The Haven, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 74.7 sq m / 804 sq ft
First Floor = 63.5 sq m / 683 sq ft
Garage = 27.6 sq m / 297 sq ft
Total = 165.8 sq m / 1784 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055591)