



49 High Street, Hythe, Kent CT21 5AD



**WILLOW DOWN
DENTAL STREET, HYTHE**

£595,000 Freehold

A detached chalet bungalow, ideally situated in a prime town centre location & just one road back from the high street. The property, which has been much improved by the current owner, enjoys a delightfully secluded setting & very comfortable 3 bedroom accommodation, pretty gardens to front and rear, garage & parking. EPC D



**Willow Down
Dental Street
Hythe
CT21 5LH**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Snug/Study,
Conservatory, Ground Floor Bedroom, Shower Room, Cloakroom,
First Floor: Two Double Bedrooms, Shower Room,
Delightful Gardens to Front and Rear,
Garage & Ample Parking**

DESCRIPTION

Willow Down is an attractive detached chalet bungalow which enjoys a delightfully secluded and peaceful setting, in a prime central location and moments from Hythe high street. The house has been much improved by the current owner and now enjoys light and airy accommodation of very comfortable proportions with attractive roof top views.

The accommodation comprises a welcoming entrance hall, sitting room, kitchen/dining room, conservatory, snug/study, a ground floor double bedroom, shower room and cloakroom. On the first floor there are two double bedrooms and a shower room.

The very private rear garden is considered to be a very attractive quality of the property with its mature planting and two interconnecting ponds fed with spring water. To the front there is parking and a drive leading to the attached garage and directly to front of the house is a delightfully secluded and south facing paved courtyard garden.

SITUATION

Dental Street is situated within the desirable Conservation Area of the town, just behind the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively.

The Channel Tunnel Terminal is only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

CONSERVATORY

Of uPVC and double glazed construction beneath a pitched polycarbonate roof, Karndean flooring, sliding double glazed door to kitchen, oak door with glazed panels to:

ENTRANCE HALL

Access to under stairs storage cupboard, staircase to 1st floor, access to cloaks cupboard, coved ceiling, radiator open through to rear lobby, doors to:-

SITTING ROOM

Double glazed window to front overlooking the terrace, coved ceiling, door to bedroom 3, radiator.

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, recess housing Range Master with ceramic hob and range master extractor hood above, tiled splashback, square edge quartz work surface inset with ceramic sink and drainer unit with mixer tap, coordinating up stands, coordinating wall cupboards, double glazed high-level window to side, double glazed sliding doors giving access to the conservatory, recessed lighting, contemporary vertical radiator, Karndean flooring.

SNUG/STUDY

Double glazed casement doors giving access to and looking through to the garden beyond, built-in cupboard, coved ceiling, radiator, door to:-

BEDROOM 3

Double glazed window overlooking the rear garden, door to sitting room, coved ceiling, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboards and drawers below, low level WC with concealed cistern, space and plumbing for washing machine, double glazed window to rear, heated ladder rack towel rail, tiled walls, coved ceiling, Karndean flooring.

REAR LOBBY

Double glazed stable door giving access to the rear garden, recessed light, access to understairs storage cupboard, door to:-

CLOAKROOM

Low level WC, wall hung wash basin, tiled walls, recessed light, extractor fan, radiator.

FIRST FLOOR LANDING

Low-level built-in cupboards, double glazed window overlooking the garden, doors to:-

BEDROOM 1

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

BEDROOM 2

Built in wardrobe cupboard, access to eaves storage, double glazed window to front, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboard and drawers below, level WC with concealed cistern, tiled walls, heated ladder rack towel rail, double glazed window to rear, Karndean flooring.

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REAR GARDEN

Spanning the width of the rear of the property is a paved pathway leading to the garage and to the opposite side of the garden is the side access returning to the front garden. A flight of shallow steps lead to the first level of the garden which is laid mainly to lawn incorporating borders attractively planted with shrubs, herbaceous and other plants including specimen acers, palms and flowering cherry, amongst others. Attractive timber framed summerhouse and timber shed. Beyond this is a paved seating area surrounding a small ornamental pond which is naturally fed with spring water from a further pond at the top of the garden. The top level of the garden is paved for ease of maintenance and provides a pleasant elevated composite decked seating area from where elevated views over the town can be enjoyed and is backed by a timber framed and trelliswork screen supporting various climbing plants including evergreen clematis.

FRONT GARDEN

The property is approached via a sweeping driveway providing parking for a number of

vehicles beneath the shade of a mature willow tree and access to the attached garage. A gate provides access to a paved courtyard at the front of the property, well enclosed by trellising supporting Montana Clematis, evergreen clematis and various other climbing plants and this area is surrounded by borders planted with a variety of shrubs including mahonia, wisteria and a rambling rector rose, amongst others. A gate gives side access to the rear garden.

GARAGE

Electronically operated up and over door to front, wall mounted gas fired boiler, personal door and window to rear, power and light, plumbing for washing machine.

EPC Rating D

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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




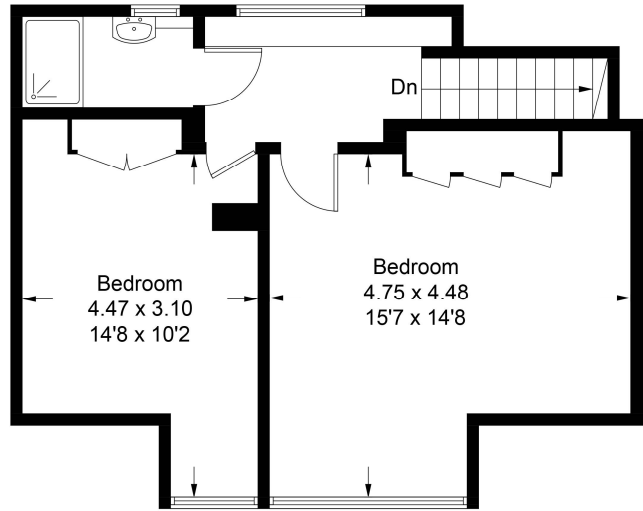
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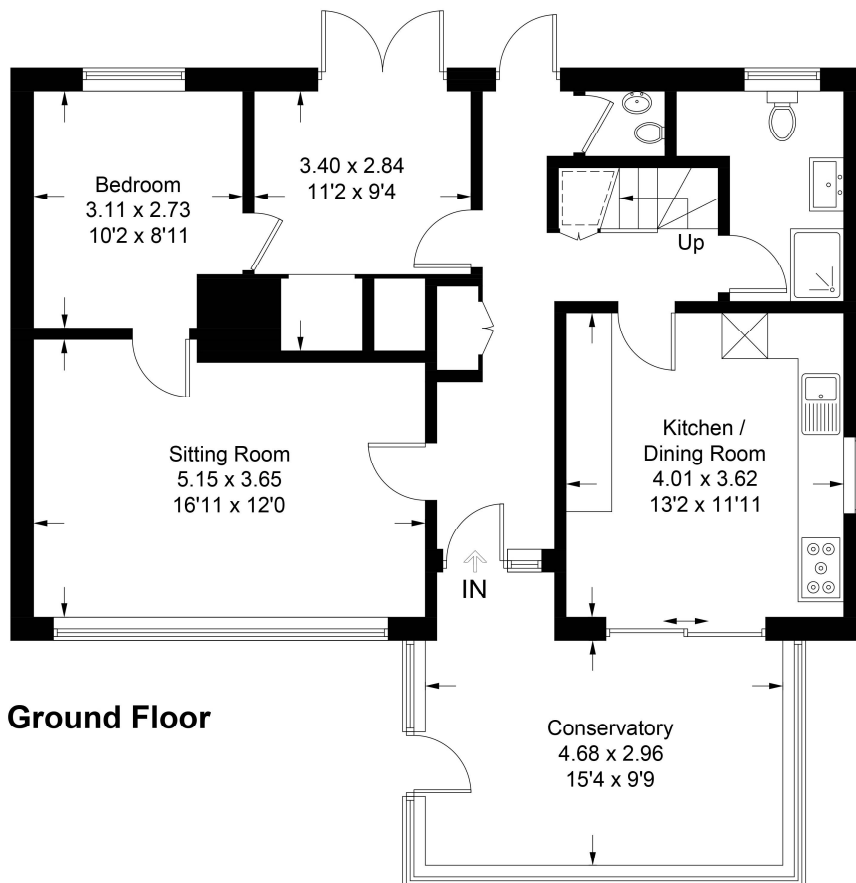
Willow Down, Hythe, CT21

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084892)