



49 High Street, Hythe, Kent CT21 5AD



## 36 HARPSWOOD LANE HYTHE

**£475,000 Freehold**  
**NO ONWARD CHAIN**

Situated in a peaceful residential location on the cusp of the village of Saltwood, a well proportioned detached bungalow comprising a entrance hall, kitchen, sitting/dining room, conservatory, two double bedrooms (1 en-suite) & a bathroom. Garage, off-road parking and pretty west facing garden. EPC D.



# 36 Harpswood Lane Hythe CT21 4BH

## Open Porch, Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory, Three Bedrooms (1 en-suite), Bathroom, Garage, Off-Road Parking, West Facing Garden

### DESCRIPTION

Situated in a much sought after residential area on the cusp of the village of Saltwood, this attractive detached bungalow offers thoughtfully planned accommodation which is of particularly comfortable proportions. This includes a wide and welcoming entrance hall leading to the generously sized sitting/dining room which has doors leading to the pretty rear garden, a fitted kitchen leading to the conservatory. There are two spacious double bedrooms, each with built-in wardrobe cupboards and one with en-suite shower room, and a bathroom.

The secluded rear garden enjoys a westerly aspect and to the front of the property a driveway provides off road parking and access to the garage.

### SITUATION

Harpswood Lane is a particularly well thought of road, very close to the centre of Saltwood village, with its pretty village green, local shop, pub, Michelin starred restaurant, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street and variety of independent shops, boutiques, cafes and restaurants is a short drive or pleasant walk away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door with obscure double glaze panel to side, parquet wood block flooring, coved ceiling, radiator, access to built-in airing cupboard and further shelved storage cupboard, doors to:

### **SITTING/DINING ROOM**

Attractive painted timber fireplace surround with space for electric fire on a stone hearth, pair of double glazed windows to side, double glazed sliding doors overlooking and giving access to the rear garden, coved ceiling, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units incorporating integrated double oven, recesses for undercounter fridge and freezer, tiled splashbacks, work surface inset with stainless steel sink and drainer unit, coordinating wall cupboards, double glazed window to front, coved ceiling, tiled floor, radiator, double glazed obscure sliding doors through to:-

### **CONSERVATORY**

Of UPVC construction under a polycarbonate roof, double glazed windows and double glazed door to rear giving access to the garden, UPVC door to front, door to:

### **UTILITY/GARAGE**

(Currently in part being utilised as a build utility area) plumbing for washing machine, wall mounted Baxi gas boiler, up and over door to front, power and light.

### **BEDROOM 1**

Built-in wardrobe cupboard, double glazed window to rear, coved ceiling, radiator, wall light point, door to:

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

Tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal

wash basin, tiled walls, heated wall mounted towel rail, coved ceiling, obscure double glazed window to side, tiled floor, extractor fan.

### **BEDROOM 2**

Double glazed window to front, built-in wardrobe cupboard, coved ceiling, radiator.

### **BATHROOM**

Panelled bath, close coupled WC, pedestal wash basin with mirrored vanity unit over, obscure double glazed window to side, tiled walls, ceramic wood effect tiled floor, coved ceiling, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of the property is a paved terrace partly set beneath a timber pergola supporting various climbing plants and leading to an area of lawn backed by well stocked borders planted with a variety of shrubs, herbaceous and other plants. Also incorporated in the garden is a timber framed summer house with power and light, a timber framed shed and timber framed store. A gate to the rear gives access onto Darke Lane.

#### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick built wall and predominantly paved and provides off-road parking for two vehicles and access to the garage.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band E approx. £2944.46 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

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



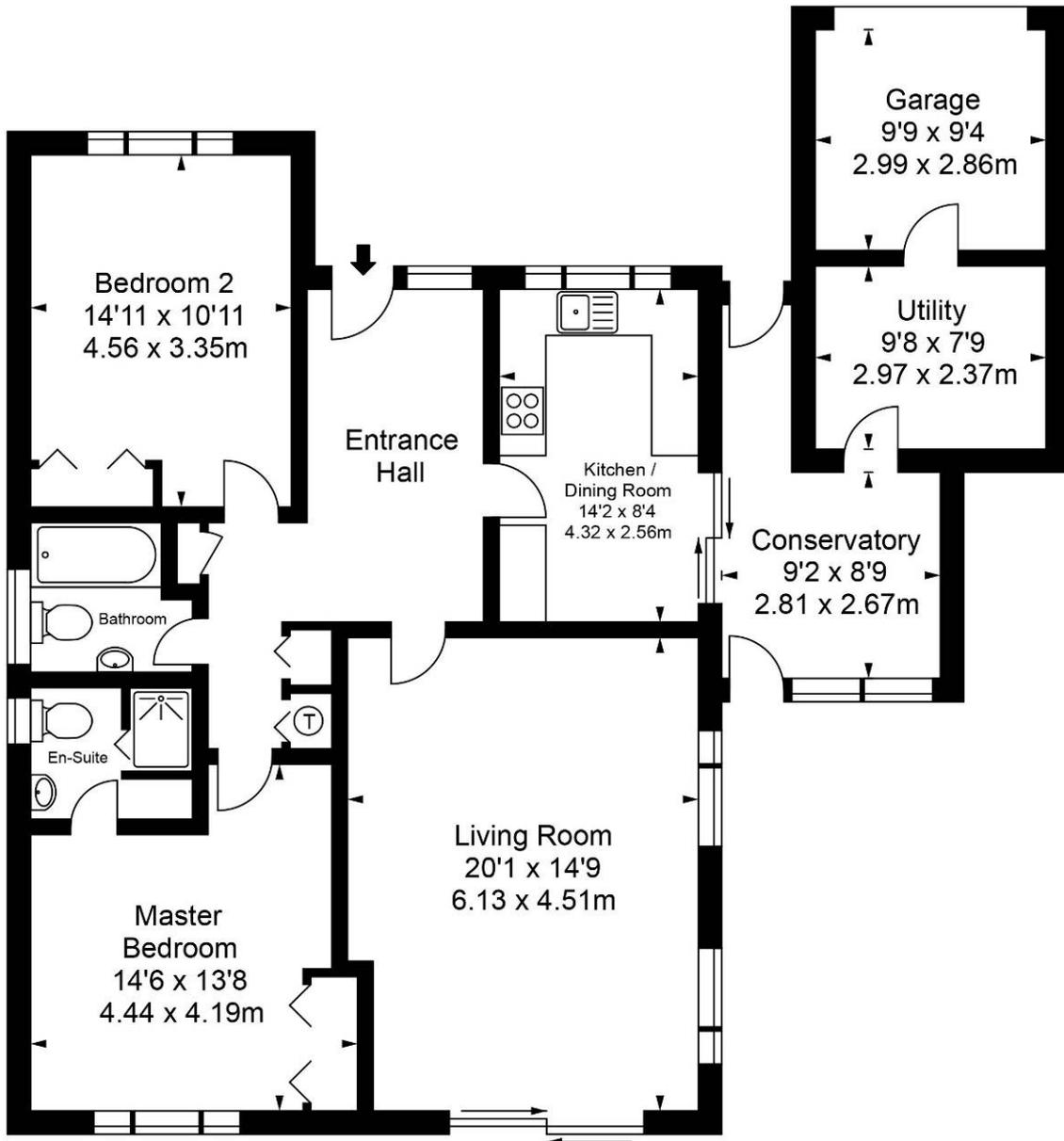




# 36 Harpswood Lane, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 125.28 sq m / 1349 sq ft



## Ground Floor

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