



49 High Street, Hythe, Kent CT21 5AD



1 ROBINS CLOSE, HYTHE

£465,000 Freehold

Simply stunning, this beautifully appointed detached 3-4 bedroom (with 2 en-suites) family house occupies a generous corner plot and has been thoughtfully extended to provide well proportioned and versatile accommodation with a spacious sitting and beautiful kitchen/dining room. Parking, gardens. EPC?



1 Robins Close, Hythe CT21 6QP

Entrance Hall, Sitting Room, Kitchen/Dining Room, Snug/Bedroom 4 with En-Suite Shower Room, Three Bedrooms (one with En-Suite Shower Room), Bathroom, Gardens to Front and Rear, Ample Parking, Summer House

DESCRIPTION

An exceptional detached family house which has been thoughtfully extended and much improved by the current owners. The product of their endeavours is quite exceptional, an impeccably presented home offering bright and airy, versatile accommodation of particularly comfortable proportions with generous living spaces designed to compliment a modern lifestyle.

The accommodation, which totals circa 1311 sq ft, is arranged to provide a welcoming entrance hall with ample storage leading to the dual aspect sitting room, a stunning kitchen/dining room with integrated appliances and a vaulted ceiling. This space leads to the snug or fourth bedroom on the ground floor which has an en-suite shower room. The first floor comprises three comfortable bedrooms, one with an en-suite shower room, and a family bathroom.

The property occupies a generous plot so there is a double width driveway at the front and the rear garden wraps around the property to the side also. The garden enjoys a south westerly aspect, has been designed for ease of maintenance and incorporates a timber framed summerhouse.

SITUATION

The property is situated on a sought after cul-de-sac, approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. Primary and Nursery school are within walking distance. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street boasting an array of independent shops, cafes, boutiques and restaurants. Hythe also enjoys 4 supermarkets (including Waitrose, Sainsbury and Aldi). There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there are a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door with obscured double glazed panel to side, tiled floor in a herringbone design, coved ceiling, double glazed Velux roof light, door giving access to deep **walk-in storage cupboard** housing meters etc, door to **utility cupboard** with plumbing for washing machine and housing wall mounted Baxi gas fired boiler, staircase to first floor with polished timber handrail and stainless steel banister rails fitted with a comprehensive range of Sharps, built-in storage cupboards/wardrobes beneath, radiator, double doors to:

SITTING ROOM

Timber effect flooring in a limed oak finish, contemporary log effect electric fire with provision for wall-mounted TV above, coved ceiling, double glazed windows to front and side, radiator.

KITCHEN/DINING ROOM

A generous space set in part beneath a vaulted ceiling incorporating a pair of electronically operated Velux roof lights, tiled flooring in a herringbone design throughout, the kitchen area incorporating a comprehensive installation by Wren Kitchens in a Milano Elements Metallic Night Mat finish with brushed copper details and incorporating a full wall bank of units incorporating integrated Zanussi oven, combi-microwave oven and warming drawer, integrated fridge and freezer, pull-out larder cupboard and full-height shelved storage cupboards, coordinating peninsular unit creating a division between the kitchen and dining areas, incorporating integrated wine cooler, dishwasher and washing machine with additional storage cupboards on the dining side, square edged stone effect worktop inset with deep stainless steel sink with mixer tap and four-burner induction hob with pop-up extractor behind and four pendant light fittings above, double glazed bi-folding doors uniting the space with the rear

garden, pair of vertical contemporary radiators, double doors to:

SNUG/ BEDROOM FOUR

Tiled flooring, double glazed casement doors, opening to and overlooking the rear garden, radiator, door to:

EN-SUITE SHOWER ROOM

Walk-in shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, close coupled WC, contemporary glass wash basin with mixer tap and shelving beneath, tiled floor, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, radiator, doors to:

BEDROOM

Built-in wardrobe cupboard, double glazed window to side, radiator, doorway to:

EN-SUITE SHOWER ROOM

Walk-in twin-sized shower enclosure with multi-jet shower, close-coupled WC, wash basin with mixed tap set upon a wooden worktop with shelving below, tiled floor, heated ladder rack towel rail, recessed lighting, extractor fan.

BEDROOM

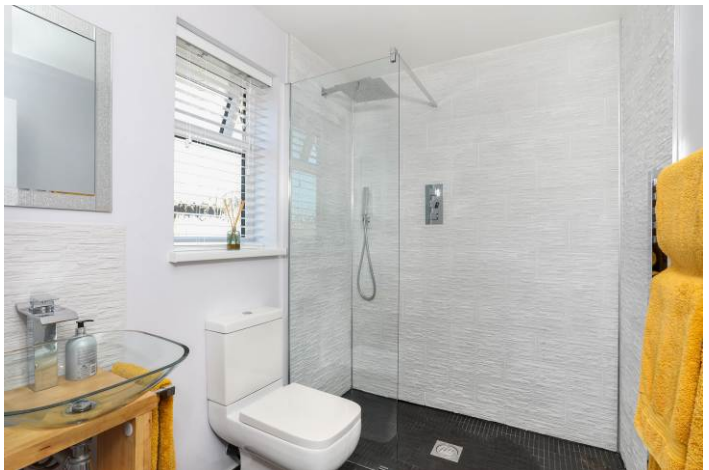
Double glazed window to front, radiator.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Fitted with a contemporary suite comprising freestanding slipper ended bath with water spout and hand held shower, low level WC with concealed cistern and vanity drawers and cupboards to side, granite worktop, wash basin with mixer tap, tiled floor, walls tiled to half height, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid to lawn, edged by a low evergreen hedge with a generous double width driveway providing off-road parking and from where a five bar gate gives access to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and incorporates a generous terrace, paved in natural stone, extending to the remainder of the garden which is laid largely to lawn which is approached via a timber-framed pergola supporting a grapevine. Within the garden there is a timber-framed storage shed, brick-built barbecue and freestanding timber-framed **summer house** which is equipped with power and lighting with a pair of double doors to the front with windows to either side. Outside lighting, tap and power point.

EPC Rating Band

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
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.

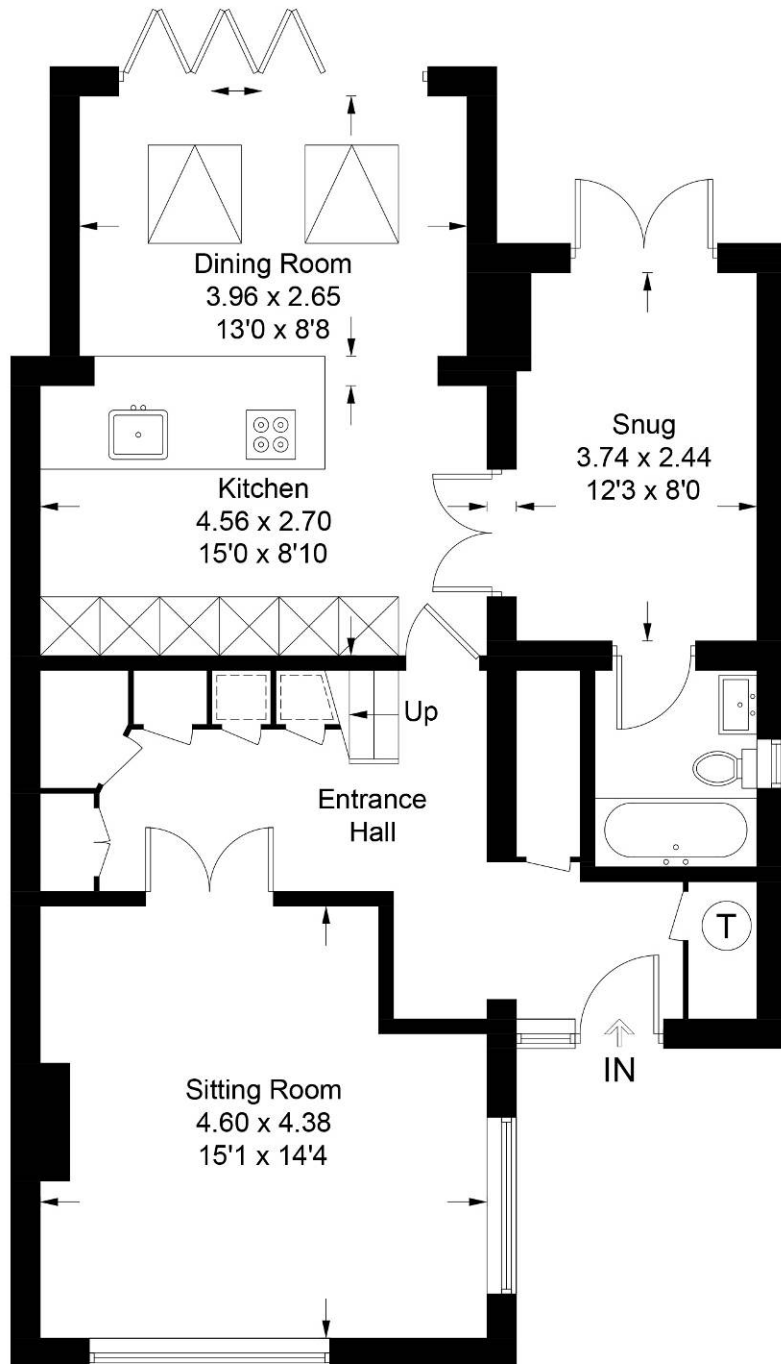


Robins Close, Hythe, CT21

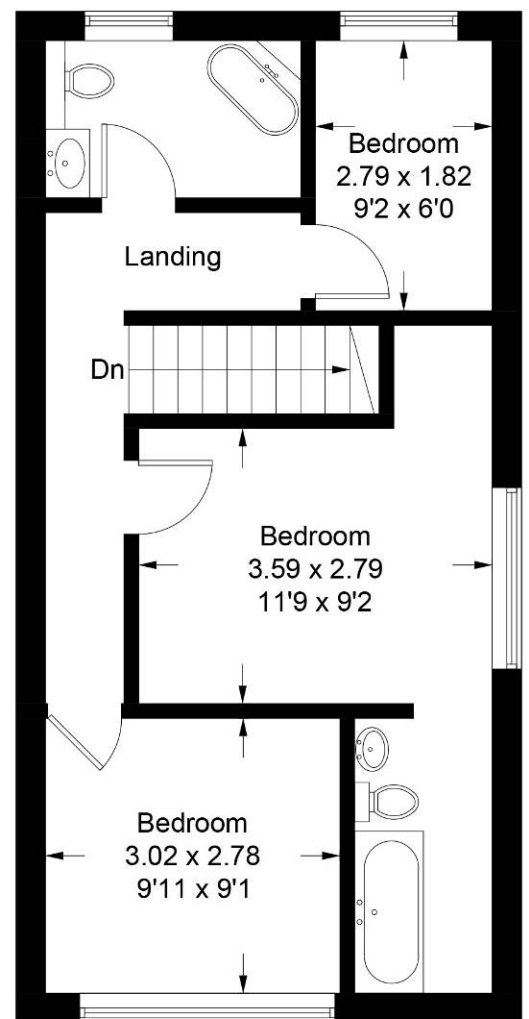
Approximate Gross Internal Area
Ground Floor = 77.7 sq m / 836 sq ft
First Floor = 44.1 sq m / 475 sq ft
Total = 121.8 sq m / 1311 sq ft



[Dashed box] = Reduced head height below 1.5m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222120)