



49 High Street, Hythe, Kent CT21 5AD



WILLOWBRIDGE HOUSE, GREEN LANE, HYTHE

£950,000 Freehold

An enchanting period property occupying a generous half acre plot, encompassed by secluded gardens. The spacious accommodation totals circa 2383 sq ft and exudes charm and character throughout. 3 reception rooms, kitchen/breakfast room, 4 double bedrooms. Garden studio, garage and parking. EPC D



Willowbridge House, Green Lane, Hythe CT21 4DY

**Entrance Porch, Entrance Hall, Sitting Room, Garden Room, Dining
Room, Kitchen/Breakfast Room, Utility Room, Shower Room,
Four Double Bedrooms, Bathroom,
Double Garage, Ample Parking, Garden Studio,
Surrounded By Secluded Gardens To All Sides**

DESCRIPTION

Willowbridge House is an enchanting period property which occupies a generous plot of a little over half of an acre in a sought after location, adjacent to the banks of the Royal Military Canal. The property has been extensively improved by the current owners and is now beautifully presented throughout in a style which compliments the wealth of original features.

The spacious accommodation, which exudes charm and character, is currently arranged to provide an impressive entrance hall with an elegant staircase to the first floor and doors to the dining room, sitting room with cosy open fire and doors leading to a wonderful garden room, and to the beautifully equipped kitchen/breakfast room with two sets of French windows uniting the space with the garden. There is also a utility room and shower room on the ground floor. On the first floor the pretty landing leads to four double bedrooms and a lovely bathroom.

The gardens are a particularly attractive feature of the property being delightfully secluded with ample parking on the driveway to the front which also accesses the integral double garage. The gardens continue to either side of the house meeting at an extensive lawn to the rear with some wonderful specimen trees and a large terrace for alfresco dining with adjoining garden studio and hot tub.

SITUATION

Green Lane is a coveted location which runs alongside The Royal Military Canal off Scanlons Bridge Road. On level ground, the property is only a short level walk from the town centre and close to bus routes.

The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi) and the bustling High Street with its range of independent shops, boutiques, cafes and restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is opposite the house. There are a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are excellent primary schools in the vicinity and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 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).



The accommodation comprises:

ENTRANCE PORCH

Of timber framed and glazed construction, entered via a pair of timber panelled and glazed doors, panelled and opaque glazed door with obscured windows to either side opening to:

ENTRANCE HALL

Ted Todd parquet flooring, staircase to first floor with polished oak handrail, square banister rails and terminating in a square oak newel post, access to understairs storage cupboard, wall light point, picture rail, radiator, doors to:

SITTING ROOM

Attractive polished timber fireplace surround with tiled insert and provision for an open fire above a stone hearth, picture rail, moulded cornice, decorative ceiling rose, window to front overlooking the garden, two radiators, panelled and glazed door with windows to either side and glazed fan light above opening to:

GARDEN ROOM

A generous space with tiled floor with underfloor heating and set in part beneath a vaulted ceiling, freestanding wood-burning stove, timber-framed and double-glazed windows to either side, timber-panelled and double-glazed casement doors with timber-framed and double-glazed windows to either side opening to and overlooking the garden, four wall-light points.

DINING ROOM

Ted Todd parquet flooring, bespoke bookshelves, brick-built fireplace recess with a tiled hearth, three wall-light points, moulded cornice, bay with windows to front overlooking the garden, contemporary column radiator.

KITCHEN/BREAKFAST ROOM

A generous space with tiled flooring throughout and well fitted with a comprehensive range of base cupboard and drawer units in a contemporary Shaker style

with Rangemaster Professional electric range cooker flanked by a pair of deep pan drawers with square-edged corian worktops and upstands, stainless steel Rangemaster extractor hood above the stove with a pair of wall cupboards to either side, central island incorporating various base cupboards, integrated dishwasher and flight of drawers with square-edged corian worktop undermounted with deep ceramic one and a half bowl sink with grooved drainer to side and mixer tap, attractive exposed brick chimney breast with timber bressummer beam, recessed lighting, two pairs of timber-panelled and double glazed casement doors opening to and overlooking the rear garden, contemporary radiators, door to:

UTILITY ROOM

Base cupboards with recess to side and plumbing for washing machine, square edged wood block work surface inset with ceramic butler's sink with mixer tap, porcelain tiled floor, wall mounted gas fired Worcester boiler, timber framed and double-glazed window and door opening to and overlooking the rear garden, doorway to walk-in storage cupboard with obscured glazed window to side, radiator, door to garage, door to:

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, close coupled W.C., wash basin with mixer tap, tiled splashback and vanity cupboard below, tiled floor, extractor fan, recessed lighting, timber framed and double-glazed window to side, radiator.

FIRST FLOOR GALLERIED LANDING

Window to front, access to loft space, picture rail, doors to:

BEDROOM

Bay window to front, fitted wardrobes, radiator.

BEDROOM

Pair of windows to front, picture rail, radiator.







BEDROOM

Double-glazed window to rear overlooking the garden, fitted wardrobes, picture rail, radiator.

BEDROOM

Double-glazed window to rear overlooking the garden, picture rail, radiator.

BATHROOM

Freestanding bath with water spout and handheld shower attachment, tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low level WC, pedestal wash basin, double glazed window to rear, localised tiling, tiled floor, recessed lighting, heated ladder rack towel rail, extractor fan.

CLOAKROOM

Close coupled WC, double glazed window to rear, wash hand basin, radiator, walls tiled to half height, tiled floor.

OUTSIDE

FRONT GARDEN

The front of the property is approached via a five-bar gate at the end of a short bridge from Green Lane which opens to a generous gravelled driveway and turning area spanning the width of the property and providing access to the garage. This area is backed by a bank of mature shrubs and trees affording the property a great deal of privacy and to the side of the drive is an expanse of lawn incorporating various specimen trees including laburnum, lilac and a pear tree. A personal gate gives access to the rear garden.

DOUBLE GARAGE

Up and over door to front, power and light, window to side.

REAR GARDEN

Directly to the rear of the house is an expansive terrace, finished in composite decking providing a perfect environment for alfresco dining and entertaining. The terrace steps down to a further paved terrace to the side of the house, in part set beneath a

timber framed pergola over a generous hot tub. The terrace is backed by a timber framed **Garden Studio** which is currently utilised as an office and gym with timber framed and double-glazed windows and doors to front and side. The remainder of the garden is laid extensively to lawn with various specimen trees including silver birch, eucalyptus, apple trees and an oak tree amongst others. Within the garden is a timber-framed garden shed, large composite shed and a brick-built former garage with window and personal door to rear.

EPC Rating Band D

COUNCIL TAX

Band G approx. £4,015.18 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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Willowbridge House, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 141.2 sq m / 1520 sq ft
(Including Garage)
First Floor = 80.2 sq m / 863 sq ft
Total = 221.4 sq m / 2383 sq ft

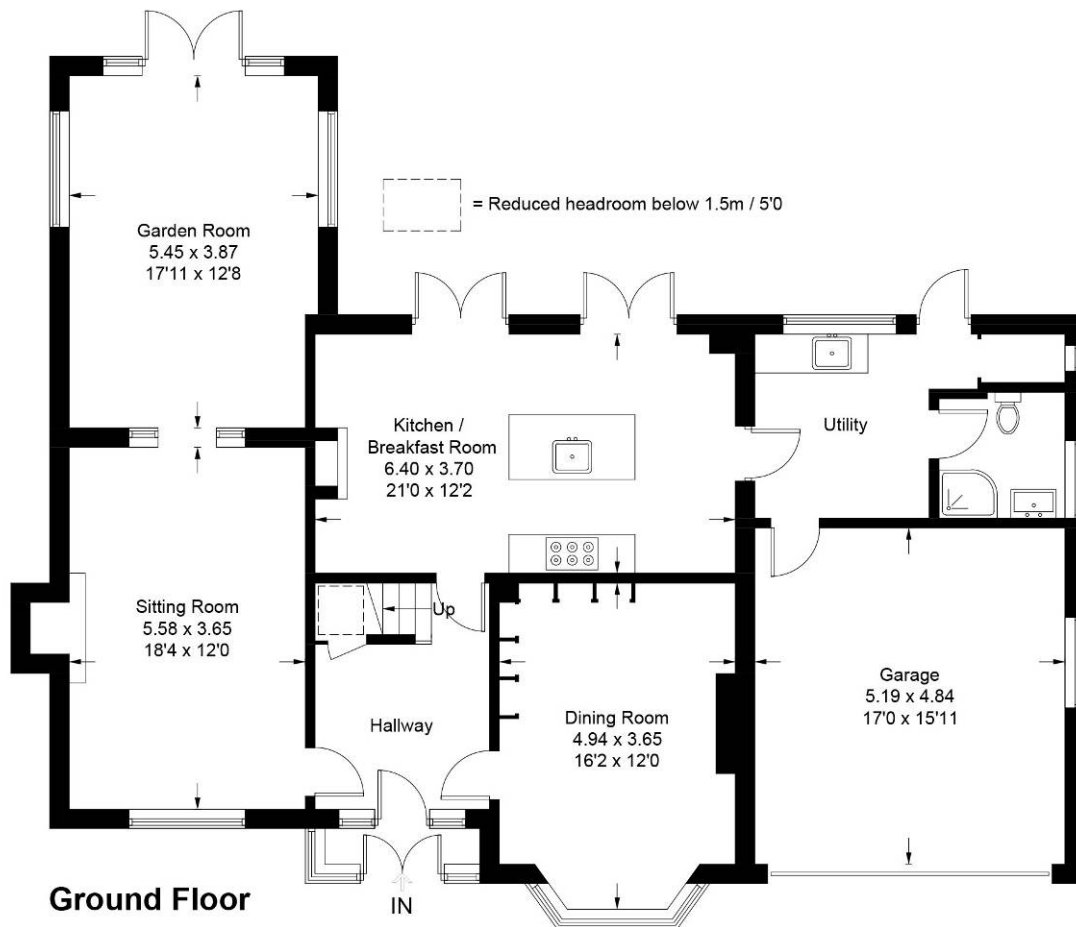
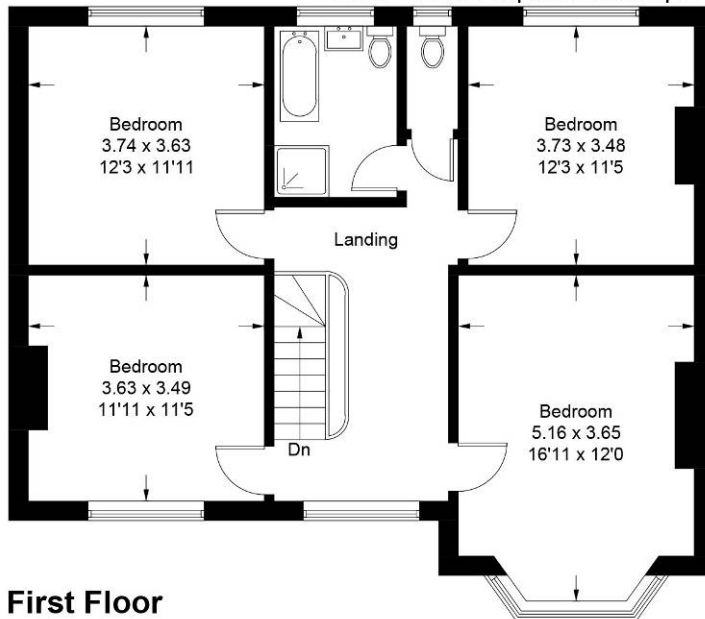


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