



49 High Street, Hythe, Kent CT21 5AD



**26 EARLSFIELD ROAD,
HYTHE**

£895,000 Freehold

A detached house backing directly onto the banks of the Royal Military Canal & a short level walk to the High Street. Three reception rooms, open-plan kitchen/dining room, four bedrooms (principal with en-suite shower), bathroom and shower room. Delightful rear garden, ample off-road parking, integral garage. EPC B.



26 Earlsfield Road Hythe CT21 5PE

**Entrance Hall, Sitting Room, Garden Room,
Kitchen Open Plan To Dining Room, Utility Room, Cloakroom, Study,
Principal Bedroom With En-Suite Shower Room,
Three Further Bedrooms, Bathroom, Shower Room,
Rear Garden, Integral Garage, Off-Road Parking**

DESCRIPTION

Situated on level ground along one of Hythe's most sought-after roads, this attractive detached house offers beautifully presented accommodation with generous proportions throughout. The accommodation comprises a welcoming entrance hall, a spacious sitting room with doors leading to a charming garden room, and a stylishly appointed kitchen open to the dining area. Additional ground floor spaces include a study and a cloakroom. Upstairs, there are four bedrooms, including a principal suite with an en-suite shower, along with separate bath and shower rooms.

One of the property's most notable highlights is its wonderful setting, with the rear garden backing directly onto the tranquil banks of the Royal Military Canal. The garden itself has been thoughtfully landscaped, offering a delightful outdoor space that includes a generously sized terrace, enclosed by a glazed balustrade and sheltered beneath a glass canopy. To the front, there is ample off-road parking leading to the integral garage.

SITUATION

The property is situated on highly regarded, much sought after road, on level ground, moments from the attractive unspoilt seafront and beach, the tow path alongside the historic Royal Military Canal and the town centre with its bustling High Street and wide range of independent shops, boutiques, cafes, restaurants, and doctors' surgeries etc within a pleasant stroll. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing club, etc. there are also excellent primary and secondary schools nearby and both boys' and girls' Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 2.8 miles) and access to the M20 (Junction 11 3.5 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 3.5 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door, Karndean parquet flooring with geometric border, built-in storage cupboard, coved ceiling, double glazed window to side, radiator, square archway to:

INNER HALL

Timber effect flooring, staircase to first floor with moulded handrail, block and turned banister rails and terminating in a coordinating newel post, built-in shelved storage cupboard, coved ceiling, radiator, doors to:

SITTING ROOM

Attractive stone fireplace surround encompassing a wood-burning stove above a stone hearth, three wall-light points, obscured double-glazed window to side, double-glazed window to front, coved ceiling, radiator, double-glazed bi-folding doors with double-glazed window to side opening to and looking through the conservatory to the garden beyond.

GARDEN ROOM

Of UPVC and double glazed construction above a brick built base and beneath a vaulted insulated ceiling with windows to two sides and double glazed bi-folding, slide and swing doors opening to and overlooking the garden.

KITCHEN/DINING ROOM

United by Karndean limestone effect flooring throughout and arranged in two defined sections.

DINING AREA

With a leaded and stained glass decorative window to the hallway, coved ceiling, double glazed bi-folding, slide and swing doors opening to and overlooking the rear garden, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style incorporating recess and plumbing for slimline dishwasher and recess housing Stoves electric range style cooker with multiple ovens and five burner induction hob with stainless steel splashback and stainless steel extractor hood above, quartz worksurface inset with undermounted sink with mixer tap and grooved drainer to side, tiled splashbacks range of coordinating wall cupboards integrated fridge and freezer, double glazed window to rear overlooking the garden, radiator.

STUDY

Coved ceiling, double glazed window to front, radiator.

UTILITY ROOM

A range of base cupboards with recesses and provision for washing machine and freestanding freezer with roll-top work surfaces inset with stainless steel sink and drainer with mixer tap and tiled splash backs, obscured double glazed door and window to side, door to:

INTEGRAL GARAGE

Electronically operated roller door to front, power and light.

CLOAKROOM

Low level WC with concealed cistern, wash basin with vanity cupboard below, obscured double glazed window, tiled walls, tiled floor.

FIRST FLOOR LANDING

Double glazed window over stairwell, access to loft space, access to shelved linen cupboard and airing cupboard housing the factory lagged hot water cylinder, coved ceiling, radiator.

PRINCIPAL BEDROOM

Built-in wardrobe cupboards, double glazed window to side and to rear overlooking the garden, coved ceiling, radiator, open through to:

EN-SUITE SHOWER

Tiled shower enclosure with Mira electric shower, low level WC, wash basin with vanity cupboard below, localised tiling, obscured double glazed window to side, heated ladder rack towel rail.

BEDROOM

Built in wardrobe cupboards, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Double glazed window to rear overlooking the rear garden, built-in wardrobe cupboard, radiator.

BEDROOM

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC, winged wash basin with vanity cupboards and drawers below, extractor fan, heated ladder rack towel rail.

SHOWER ROOM

Winged wash basin with vanity cupboards and drawers below, tiled shower enclosure with thermostatically controlled shower, low-level WC, tiled walls, obscured double glazed window to side, extractor fan, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a picket-style fence with two pairs of wrought iron gates and a wrought iron personal gate in the centre opening to a

generous block-paved driveway providing off-road parking for multiple vehicles and leading to a paved terrace to the front of the house before the front door. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by close-boarded timber-panelled fencing. Directly to the rear of the house is a generous terrace finished in composite decking and enclosed by glazed balustrade and set beneath a glazed canopy with electronically operated awning providing the perfect space for our alfresco dining and entertaining. Alongside the terrace are two timber-framed storage sheds (one equipped with power and lighting) and a covered barbecue area and log store. Beyond this, the garden is laid extensively to lawn, edged by meandering pathways passing by granite-chipping topped borders, planted with various specimen shrubs and other plants including variegated holly, apple tree and roses amongst others. To the far end of the garden is a further area topped in shingle for ease of maintenance and a further generous paved terrace encompassing a timber-framed summerhouse. Rear access can be gained to the banks of the Royal Military Canal.

EPC Rating B

COUNCIL TAX

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

VIEWING

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

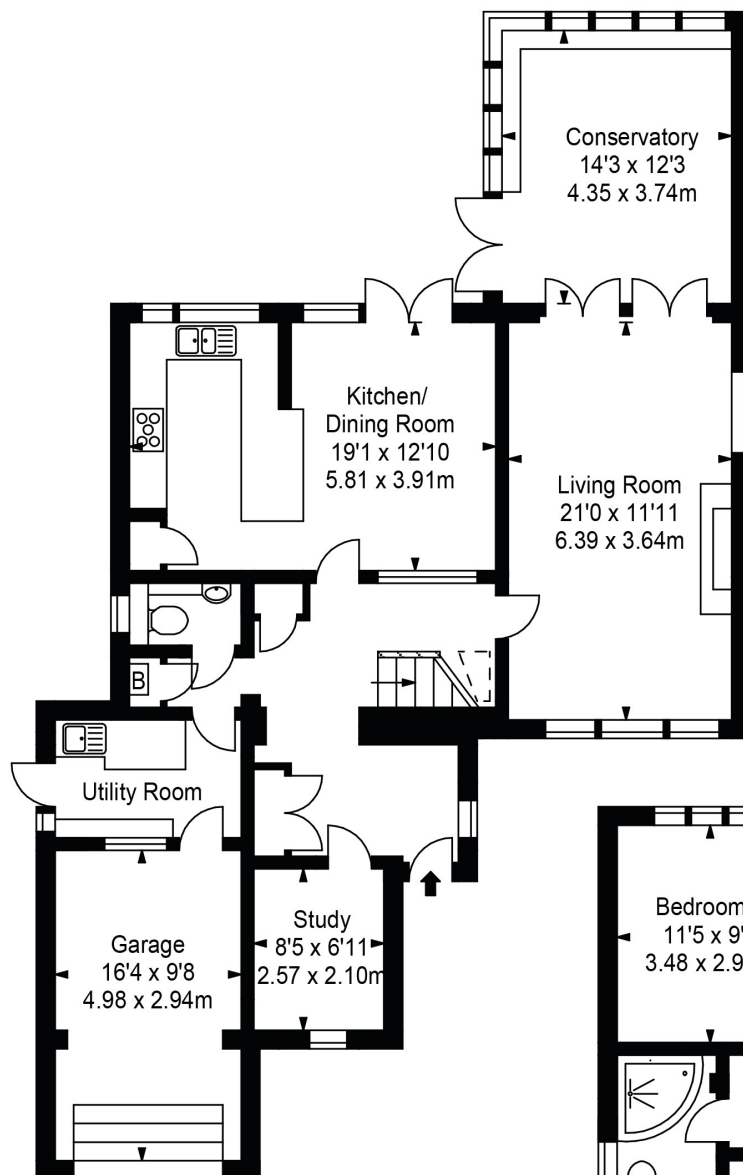
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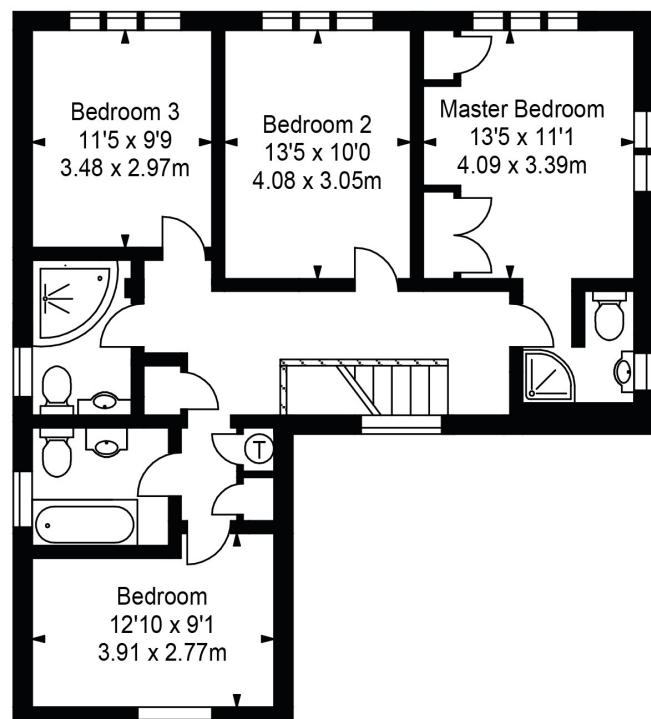


26 Earlsfield Road, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 114.82 sq m / 1236 sq ft
First Floor :- 78.08 sq m / 840 sq ft
Total :- 192.86 sq m / 2076 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com