



49 High Street, Hythe, Kent CT21 5AD



**1 WOODPECKER WAY,
MARTELLO LAKES, HYTHE**

£345,000 Freehold

A well presented end of terrace town house in a sought after location. Comprising an entrance hall, kitchen /dining/living space, sitting room, study/bedroom 4, cloakroom, three further bedrooms (one with en-suite) and a bathroom. Delightful rear garden. Off-road parking & covered car port. EPC B.



1 Woodpecker Way, Martello Lakes, Hythe CT21 4BQ

**Entrance Hall, Kitchen/Dining/Living Space, Study/Bedroom 4, Cloakroom,
Sitting Room, Principal Bedroom with En-Suite Shower Room,
Two Further Bedrooms and a Bathroom,
Gardens to Front and Rear, Car Barn and Parking**

DESCRIPTION

This well situated end of terrace town house offers versatile accommodation, which is of comfortable proportions and is arranged over three floors. It is impeccably presented throughout and the accommodation comprises a welcoming entrance hall leading to the generous kitchen/dining/living space which in turn opens onto the garden, a study/bedroom 4 and a cloakroom. The sitting room is on the first floor together with the principal bedroom with en-suite shower room. There are two further bedrooms and a bathroom on the second floor.

The house enjoys a wider than usual front garden and to the rear there is a very attractive, manageable garden which has been largely paved for ease of maintenance and providing a wonderful environment in which to relax or entertain alfresco. The garden also provides access to the allocated parking spaces which is set in front of the private car barn.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street offering a range of independent shops, boutiques, cafes, restaurants and public houses, together with four 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 is 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, timber effect flooring, staircase to first floor, access to deep storage cupboard housing wall mounted gas fired boiler, radiator concealed by decorative cover, doors to:

STUDY/BEDROOM 4

Double glazed window to front, radiator.

CLOAKROOM

Low level W.C., pedestal washbasin, walls tiled to half height, extractor fan, wall mounted heated ladder rack towel rail.



KITCHEN/DINING/LIVING ROOM

A generous space, the kitchen area with range of base cupboard and drawer units incorporating integrated electric ovens, space and plumbing for dishwasher, space and plumbing for washing machine and space for freestanding fridge freezer, roll top timber effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner gas hob with brushed steel splashback and stainless steel extractor hood above, range of coordinating wall cupboards, timber effect flooring throughout, access to deep part shelved understairs storage cupboard, bay with double glazed windows and double glazed casement doors opening to and overlooking rear garden, radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, radiator concealed by decorative to cover, doors to:

SITTING ROOM

Two double glazed windows to front enjoying sideways views to the sea, radiator.

PRINCIPAL BEDROOM

Range of fitted wardrobe cupboards, two double glazed windows to rear enjoying sideways views to the sea, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level W.C., pedestal wash basin with mixer tap, walls tiled to half height, shaver point, extractor fan, heated ladder rack towel rail.

SECOND FLOOR LANDING

Access to loft space, radiator, doors to:

BEDROOM

Access to built-in heated linen cupboard housing pressurised hot water cylinder, double glazed Velux roof light to rear enjoying sideways views to the sea, radiator.

BEDROOM

Access to deep built-in storage cupboard double glazed Velux roof light to front enjoying views to The Roughs, dormer with double glazed window to front enjoying sideways views to the sea, radiator.

BATHROOM

Panelled bath set within a tiled surround and fitted with mixed tap and separate thermostatically controlled Aqualisa shower, low level W.C., pedestal washbasin, walls tiled to half height, shaver point, extractor fan, wall-mounted heated ladder rack towel rail.

FRONT GARDEN

The garden to the front of the property is laid largely to lawn with a paved pathway leading to the entrance. The garden extends to the side of the house across the back of two car barns and is again laid to lawn surrounded by beds planted with various shrubs and other plants including phormium, ceanothus, photinia and lavenders.

REAR GARDEN

The garden to the rear of the property enjoys a south westerly aspect and is well enclosed by close boarded timber panelled fencing and is largely paved for ease of maintenance incorporating a timber framed pergola supporting a climbing rose there are also various specimen fruit trees and a variety of other shrubs. Outside tap, outside power point, side access can be gained to the:

CAR BARN

Providing a covered parking space with loft storage above and **AN ADDITIONAL PARKING SPACE** before it. Power supplied.

EPC Rating Band B

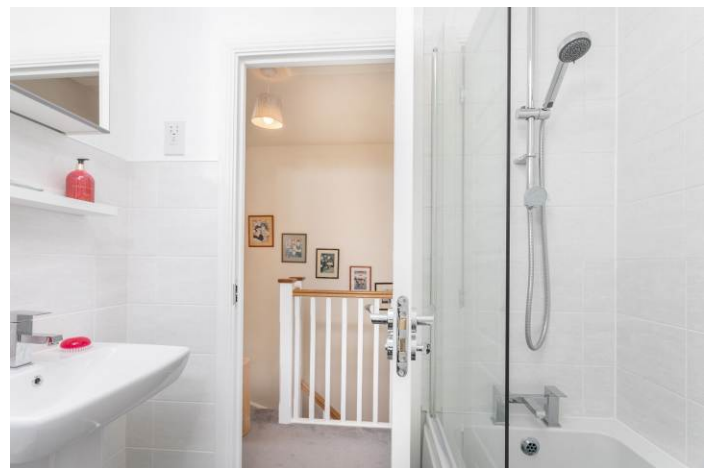
COUNCIL TAX

Band D approx. £2,506.74 (2026/27) Folkestone & Hythe District Council.

VIEWING

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



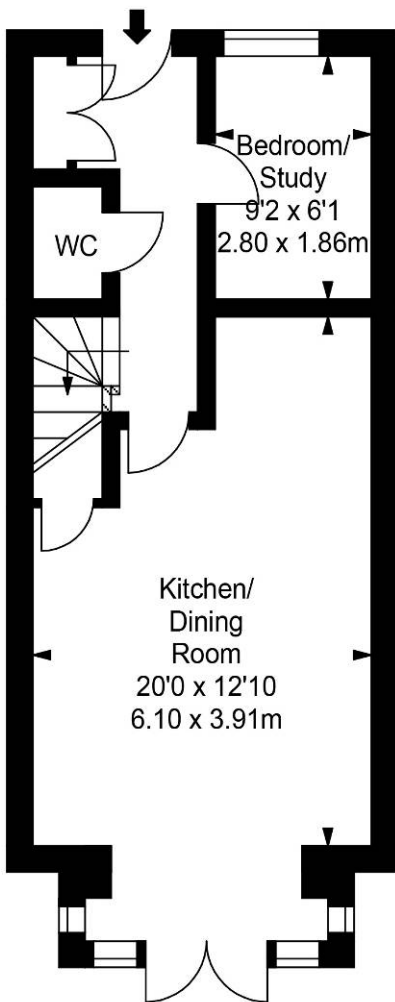




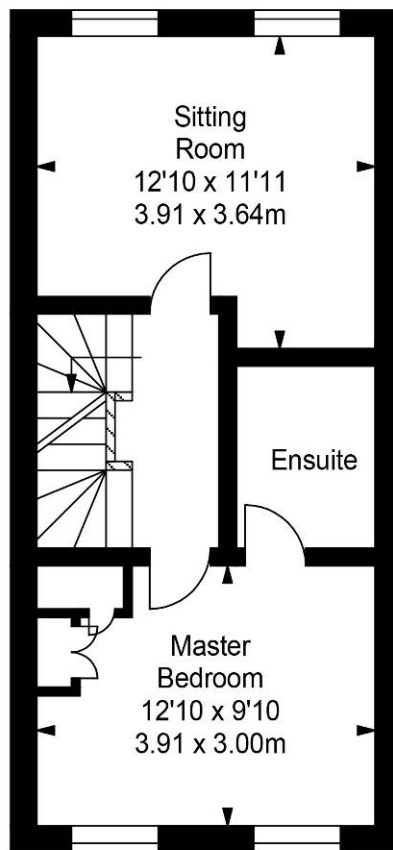
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Woodpecker Way, Martello Lakes, Hythe

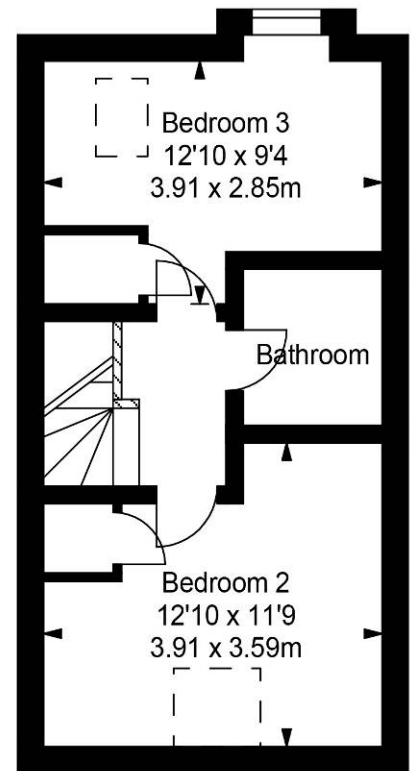
Approximate Gross Internal Area :-
 Ground Floor :- 38.18 sq m / 411 sq ft
 First Floor :- 35.49 sq m / 382 sq ft
 Second Floor :- 31.12 sq m / 335 sq ft
 Carport/ Garage :- 13.75 sq m / 148 sq ft
 Total :- 118.54 sq m / 1276 sq ft



Ground Floor



First Floor



Second Floor

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