



## 17 TANNERS HILL GARDENS HYTHE

**Offers in the region of  
£550,000 Freehold**

Situated in a highly sought-after location, this attractive semi-detached home enjoys a 170ft south-facing garden backing directly onto Eaton Lands. The property offers spacious accommodation, including an open-plan kitchen, dining and living area, shower room, three bedrooms and a family bathroom. Home office/garden room and off-road parking. EPC C



# 17 Tanners Hill Gardens

Hythe

CT21 5HY

**Entrance Porch, Entrance Hall,  
Open Plan Kitchen/Dining/Living Space, Shower Room,  
3 Bedrooms, Bathroom  
Home office/Garden Room, Off Road Parking, Gardens**

## **DESCRIPTION**

This attractive semi-detached family home offers spacious and well-appointed accommodation, ideally located within easy walking distance of the village of Saltwood. Its charming rear garden backs directly onto Eaton Lands, a substantial area of open green space that provides a peaceful and picturesque setting.

The property features a welcoming entrance hall, a stylish open-plan kitchen, dining and living area with a contemporary wood-burning stove, bi-fold doors opening onto the garden, and a modern shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

To the rear, a private south-facing garden extends to over 170 feet in length and enjoys a high degree of seclusion. At the far end of the garden is a versatile home office, a timber shed, and additional off-road parking with access via Eaton Lands.

## **SITUATION**

Tanners Hill Gardens is a particularly desirable location which backs directly onto and accesses Eaton Lands, within walking distance of the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools also within a short walk and Brockhill Performing Arts College is only a little further on. 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 offering a range of independent shops and restaurants is also nearby. There are also 4 supermarkets in the town (including Waitrose, Sainsburys and Aldi). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. 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. Directly at the end of the garden there is a large expanse of open ground known as Eaton Lands which comprises a playing field, wild flower meadow, allotments and a wooded valley.

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**

Entered via a double glazed door, window to front, original timber door to:-

### **ENTRANCE HALL**

Staircase to 1st floor, tiled floor, radiator, door to shower room, door to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

A generous space set in three defined areas with a tiled floor throughout.

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated Bosch dishwasher, wood block worksurfaces inset with 1 ½ bowl sink and drainer unit with mixer tap, Bosch induction hob with extractor hood above, tiled splashbacks, space for freestanding fridge freezer, further full height cupboard with integrated eye level Neff double oven, coordinating wall cupboards, further bank of coordinating full height cupboards housing recess and plumbing for washing machine, coordinating freestanding island with open shelving, recessed lighting.

### **DINING AREA**

Double glazed doors opening to and overlooking the garden, fitted hideaway home office cupboard, radiator.

### **LIVING SPACE**

Contemporary circular woodburning stove, double glazed window to front, double glazed bi-folding doors opening to and overlooking the garden.

### **SHOWER ROOM**

Walk in twin size shower enclosure with thermostatically controlled rain head shower and handheld attachment, low level WC, wall hung wash basin with vanity drawers below and mirrored vanity cupboard above, tiled walls, tiled floor, obscure double glazed window to front, recessed lighting, heated ladder rack towel rail, extractor fan.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, doors to:

### **BEDROOM 1**

Double glazed windows to rear and side, radiator.

### **BEDROOM 2**

Double glazed window to rear, radiator.

### **BEDROOM 3**

Double glazed window to rear, access to loft space, radiator.

### **BATHROOM**

Panelled bath, low level wc, pedestal wash basin, radiator, localised tiling, obscure double glazed window to side fitted with plantation style shutters.



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### **Front Garden**

The garden to the front of the property is predominately block paved and provides parking for 2/3 vehicles, with side access to the rear garden.

### **Rear Garden**

Directly to the rear of the property is a paved terraced area and the remainder of the garden is laid extensively to lawn well enclosed by evergreen hedging. To the end of the garden is a **home office/garden room** with power and light and behind this is a timber storage shed and concrete hardstanding which is accessed via Eaton Lands.

To the side of the property is a side lobby housing the wall mounted gas boiler, door to front and rear. Outside tap.

### **EPC Rating C**

### **COUNCIL TAX**

Band D approx. £2506.74 (2026/27)  
Folkestone & Hythe District Council.

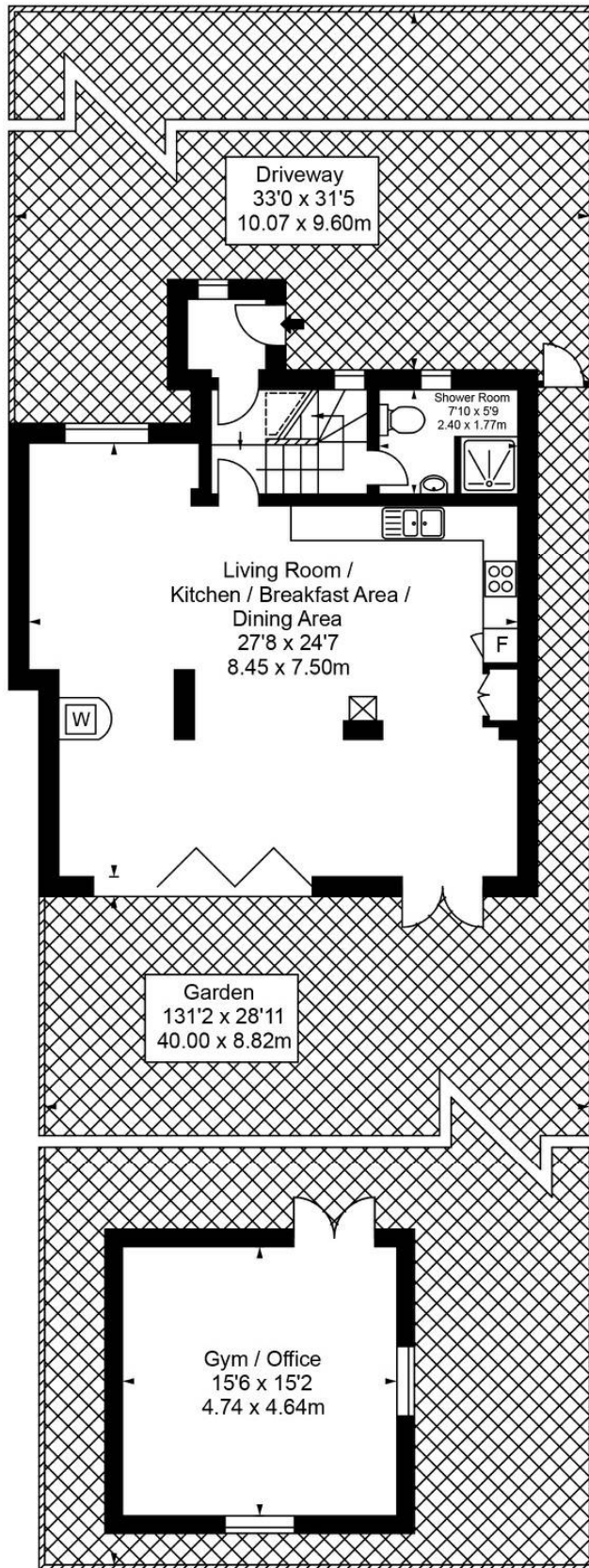
### **VIEWING**

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

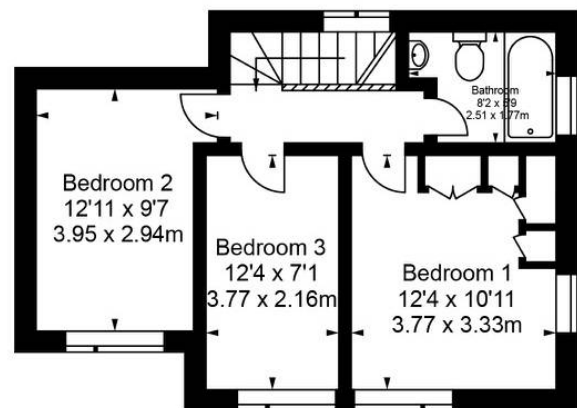


# Tanners Hill Gardens, Hythe, CT21 5HY

Approximate Gross Internal Area :-  
Ground Floor :- 68.37 sq m / 736 sq ft  
First Floor :- 43.49 sq m / 468 sq ft  
Outbuilding :- 21.99 sq m / 236 sq ft  
Total :- 133.85 sq m / 1440 sq ft



Ground Floor



First Floor

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