



49 High Street, Hythe, Kent CT21 5AD



LYVEDEN, STONE STREET, WESTENHANGER

£1,275,000 Freehold

An impressive 4 bedroom, 3 bathroom, detached property set in grounds of circa 1.9 acres, offering versatile accommodation totalling approx. 3113 sq ft (plus outbuildings). The property boasts a heated swimming pool, all weather tennis court, double garage, ample parking, games room and outbuildings. EPC D



Lyveden, Stone Street, Westenhanger CT21 4HS

Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Dining Room, Conservatory, Two Studies, Utility Room and Cloakroom, Galleried Landing, Four Double Bedrooms (Two with En-Suites), Bathroom, Circa 1.9 acres of Grounds Incorporating Beautiful Gardens, Detached Double Garage, Detached Games Room, Stables, Workshop, Ample Parking, Heated Swimming Pool, Tennis Court

DESCRIPTION

Set in delightfully secluded grounds of circa 1.9 acres, this handsome detached property has been much improved by the current owners beautifully presented accommodation of particularly comfortable proportions which totals approximately 3113 sq ft (plus garage and outbuildings).

The versatile accommodation comprises a welcoming entrance hall leading to the generous sitting room with cosy wood burning stove, the dining room which leads to two adjoining studies (offering scope to create additional bedrooms) and an impressive kitchen/breakfast room with granite worktops and integrated Miele appliances. Beyond the kitchen is a beautiful conservatory, a large utility room and cloakroom complete the ground floor. The first floor galleried landing leads to four double bedrooms, the principal with en-suite bathroom, the second with en-suite shower room and a family bathroom, each with smart contemporary sanitary ware.

The house is set behind a high fence affording a great deal of privacy and the entrance is via electronically operated gates which open to a generous driveway providing ample parking and access to the detached double garage. The gardens incorporate a large terrace, expanses of lawn, beautiful mature trees and shrubs, an all weather tennis court, heated swimming pool, two stables and open store and a workshop/store. There is also the games room with a full sized snooker table and adjacent cloakroom. Detached from the main dwelling, this substantial brick built structure with plumbing and services in place, could be repurposed for a variety of uses and lends itself well to the creation of an annexe (subject to all necessary consents and approvals being obtained).

SITUATION

The property is situated in the popular hamlet of Westenhanger within a short walk of Westenhanger Mainline Railway Station. The village of Lympne is nearby with its newsagent/post office, church, village hall and public house and bistro at The Castle and the Cinque Ports Town of Hythe is around 2 miles distant. Hythe enjoys a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. There is a popular village primary school at Lympne and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect and obscured double glazed door, double glazed window to side, timber effect flooring, recessed lighting, panelled and opaque glazed door opening to:

ENTRANCE HALL

A generous space with staircase to first floor with polished timber, moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboards, radiator, coved ceiling, doors to:

SITTING ROOM

Timber effect flooring throughout, impressive inglenook style fireplace set beneath a timber bressummer beam over a wood burning stove set upon a tiled hearth, wall light points, coved ceiling, two exposed timbers to ceiling, double glazed window to side, double glazed bi-folding doors opening to and uniting the space with the garden beyond, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, freezer and deep pan drawers, square edged granite worktops undermounted with one and three quarter stainless steel sink and drainer with mixer tap, coordinating upstands, range of coordinating wall cupboards with concealed lighting beneath, full height corner pantry, further bank of full height units incorporating pair of Miele ovens, Miele microwave, Miele steam oven and pair of warming drawers beneath and additional storage above, coordinating island unit incorporating wine cooler, square edged granite worktops inset with multipoint Miele induction hob with Miele stainless steel and illuminated extractor hood above, full height integrated fridge, full height pull-out larder cupboard, ceramic tiled flooring with underfloor heating extending into the breakfast area where there is a dresser style unit with illuminated and glazed display cabinets coordinating with

the kitchen cabinetry, double glazed casement doors opening to and overlooking the rear garden, double glazed sliding door leading to the conservatory, double glazed window to front, coved ceiling, radiator.

CONSERVATORY

Marble tiled flooring in a geometric design, set beneath a part vaulted, insulated ceiling with double glazed roof light, double glazed windows to all sides and double glazed doors to the garden all fitted with electronically operated blinds, radiator.

DINING ROOM

Wall light point, coved ceiling, pair of double glazed windows to front fitted with folding plantation style shutters, further double glazed window to side, radiators, door to:

STUDY

Coved ceiling, high level double glazed window to rear, radiator, door to:

STUDY

Coved ceiling, double glazed window to front fitted with folding plantation style shutters.

UTILITY ROOM

Range of base cupboard and drawer units incorporating recesses for freestanding washing machine, tumble dryer and additional fridge, square edged granite effect work surfaces inset with stainless steel sink with mixer tap, tiled splash backs, range of coordinating wall cupboards, two full height storage cupboards, floor standing Grant oil fired boiler, double glazed window to side, door to:

REAR LOBBY

Access to loft space, UPVC and double glazed door opening to the rear garden.

REAR HALLWAY

Hanging rails and coat hooks, timber effect flooring, coved ceiling, UPVC and obscured double glazed door opening to rear garden, radiator, door to:





CLOAKROOM

Low level W.C. with concealed cistern, wash basin with mixer tap set on a worktop with vanity cupboards below, tiled walls, coved ceiling obscured double glazed window to rear.

FIRST FLOOR GALLERIED LANDING

Built in heated linen cupboard housing factory lagged hot water cylinder, further hanging cupboard to side, coved ceiling, wall light points, access to loft space via a hatch fitted with a loft ladder, double glazed window to front above the stairwell, radiator, doors to:

PRINCIPAL BEDROOM

Range of built-in wardrobe cupboards, coved ceiling, double glazed windows to side and rear overlooking the gardens, radiator, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising panelled bath fitted with mixer tap and separate Aqualisa thermostatically controlled shower, low level W.C., wash basin with mixer tap, vanity cupboard below, illuminated mirror above, tiled floor, recessed lighting, extractor fan, double glazed window to side, heated ladder towel rail.

BEDROOM

Range of fitted wardrobe cupboards, double glazed window to front fitted with folding plantation style shutters, radiator, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in shower enclosure with thermostatically controlled Aqualisa shower, low level W.C., wash basin with mixer tap, vanity cupboard below and tiled splash back, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder towel rail.

BEDROOM

Coved ceiling, double glazed windows to side and rear, radiator.

BEDROOM

Range of fitted wardrobe cupboards, coved ceiling, double glazed windows to front and side overlooking the gardens, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, twin sized shower enclosure with thermostatically controlled Aqualisa shower, low level W.C. with concealed cistern, wash basin with mixer tap, vanity drawers below, illuminated mirror above, tiled walls, obscured double glazed window to rear, heated ladder towel rail.

OUTSIDE

Lyveden is set in grounds of approximately 1.9 acres. The property is set behind a close boarded timber panelled fence and is approached via a pair of substantial electronically operated metal gates with entry phone system which open to a generous driveway to the front of the house providing ample parking and access to the:

DETACHED DOUBLE GARAGE

Of brick built construction beneath a tiled roof, electronically operated roller door to front, personal door to side, power and light.

THE GARDENS

The driveway continues past a deep border planted with various specimen shrubs including a smoke bush, choisya, laurels, rhododendrons and various specimen trees. It leads to a five bar gate opening to a working area incorporating two timber framed stables with adjacent open store room. Alongside this area is vegetable garden and substantial greenhouse.

The garden continues to the side of the house where there is a deep border planted with a variety of shrubs and herbaceous plants opposite which is an attractive ornamental pond.





Beyond this there is a generous terrace paved in natural stone, spanning the width of the property, ideal for alfresco dining and entertaining. Steps lead down to an expanse of lawn dotted with a variety of specimen trees including a couple of magnificent copper beech trees. The garden is enclosed to one side by a beautiful brick built wall, close boarded timber panelled fencing and mature evergreen hedging. To the far end of the garden is the all weather **TENNIS COURT**.



SWIMMING POOL

Recently relined 42ft heated swimming pool with air heat pump, solar shower and surrounded by a generous paved terrace.

Along side the pool is a large timber framed **garden store/workshop** with adjacent plant room housing the pool equipment.

THE GAMES ROOM

Entered via a panelled and double glazed door, wall light points, coved ceiling, access to loft space, full sized snooker table, double glazed windows to side and rear over looking the garden, door to:



CLOAKROOM

Low level W.C., corner wash basin with tiled splashback, obscured double glazed window to front.

EPC Rating Band D

COUNCIL TAX

Band G approx. £4,155.72 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



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Lyveden, Stone Street, Westenhanger

Approximate Gross Internal Area :-
 Ground Floor :- 170.20 sq m / 1832 sq ft
 First Floor :- 119.00 sq m / 1281 sq ft
 Outbuildings :- 203.90 sq m / 2195 sq ft
 Total :- 493.10 sq m / 5308 sq ft



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