LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



16 THE HAVEN, HYTHE

£665,000 Freehold

Forming part of a small and exclusive development of detached houses built by Charliers , this well positioned and extended detached family house offers beautifully presented accommodation. Comprising 2 reception rooms, kitchen, breakfast room, conservatory, four bedrooms (one with en-suite). Double garage, parking & walled garden.EPC tbc



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16 The Haven
Hythe, CT21 4PJ

Entrance Hall, Sitting Room, Study, Kitchen, Breakfast Room, Utility Room, Cloakroom, Conservatory, 4 Bedrooms (Principal with En-Suite Shower Room), Family Bathroom, Double Garage and Driveway, Ample Off-Road Parking, Front & Rear Gardens

DESCRIPTION

Built by Charliers, a highly regarded local developer, this substantial detached and extended family home occupies an enviable position within a peaceful cul-de-sac.

The property offers generously proportioned and well-appointed accommodation throughout. A useful entrance vestibule opens into a spacious and welcoming entrance hall, from which the principal living areas are accessed. The impressive sitting room is particularly well proportioned, featuring a contemporary wood-burning stove and a large picture window overlooking the front garden. The stylishly fitted kitchen benefits from a range of integrated appliances and leads through to a separate utility room, whilst opening into a bright and airy breakfast room, creating an ideal space for everyday family living. Further ground-floor accommodation includes a dedicated study and a cloakroom. On the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of a generous en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the gardens are a particularly appealing feature of the property, being enclosed by attractive walls and wrapping around the eastern and southern elevations. Beautifully established, they provide a delightful setting with a paved terrace, summer house, garden shed, workshop and wood store. Well-stocked borders, incorporating a varied selection of shrubs and specimen trees, provide colour, texture and interest throughout the seasons. To the front of the property, there is ample off-road parking together with access to the integral double garage.

SITUATION

The Haven is a small and exclusive development situated in a desirable semi-rural location, approximately a mile-and-a-half to the west of Hythe town centre with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), range of independent shops and restaurants, doctors surgeries etc. The town also enjoys an attractive and unspoilt seafront and a wide variety of sporting and leisure facilities including the Hotel Imperial Leisure Centre and golf course, sailing, cricket, golf and lawn tennis clubs. There is a monthly farmers market and various clubs and societies in the town that welcome new members.

The Royal Military Canal and local beauty spot The Roughs with pleasant walks, fishing and picnic areas, are only a short walk away, Botolphs Bridge public house is around 1 mile distant with a friendly welcome for locals and visitors alike.

Hythe is very conveniently located for easy access to the M20 (2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour.











The accommodation comprises:

ENTRANCE VESTIBULE
Entered via an opaque glazed door, tiled floor, coved ceiling, built-in cloaks cupboard, electric panel heater, door to:

ENTRANCE HALL
A generous space with staircase to first floor, access to understairs storage cupboard, coved ceiling, radiator, glazed double doors to:

SITTING ROOM
Contemporary woodburning stove, coved ceiling, double glazed picture window to front overlooking the garden, radiator.

STUDY
Timber framed and glazed bi-folding windows to side and doors to rear opening to and uniting the space with the conservatory and garden beyond, coved ceiling, radiator.

KITCHEN
Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, square edged granite effect worktops inset with 1 ½ bowl stainless steel sink and drainer with mixer tap, induction hob, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, extractor hood above the hob, integrated high-level double oven/grill, full height pull-out larder cupboard, coved ceiling, door to inner hall, square archway opening to:

BREAKFAST ROOM
Set beneath a vaulted ceiling with double glazed roof light, double glazed window to rear overlooking the garden, double glazed windows and casement doors opening to the:

CONSERVATORY
Of UPVC and double glazed construction above a brick built base with windows to all sides and double glazed casement door opening to the garden, wall light points, set beneath a pitched polycarbonate roof.

INNER HALLWAY
Doors to garage, cloakroom and open plan to:

UTILITY ROOM
Base cupboards with recess and provision for washing machine and tumble dryer, square edged worktops inset with stainless steel sink and drainer with mixer tap, tiled splashback, full height shelved storage cupboard, wall mounted Worcester gas fired boiler, double glazed windows to side and rear overlooking the garden, radiator.

CLOAKROOM
Low level WC, wash basin set on a worktop with vanity cupboard below, tiled splashback, coved ceiling, extractor fan, radiator.

FIRST FLOOR LANDING
Access to loft space (fitted with a loft ladder), access to deep heated linen cupboard housing factory lagged hot water cylinder, further built-in storage cupboard, coved ceiling, double glazed window above the stairwell, radiator, doors to:

BEDROOM
Coved ceiling, double glazed window to front enjoying views to the side towards Lympne Castle, radiator, door to:

EN-SUITE SHOWER ROOM
Well fitted with a contemporary suite comprising twin sized walk-in shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, wash basin with vanity cupboards below and illuminated mirror above, tiled floor, localised tiling, coved ceiling, obscured double glazed window to side, heated ladder towel rail.

BEDROOM
Fitted wardrobe cupboard with shelving to side, coved ceiling, double glazed window to rear overlooking the garden, radiator.

BEDROOM
Coved ceiling, double glazed window to rear, radiator.











BEDROOM
Used by the current owner as a dressing room and fitted with an extensive range of wardrobe cupboards, coved ceiling, double glazed window to front, radiator.

BATHROOM
Well fitted with a contemporary suite comprising P ended shower bath with glazed shower screen and thermostatically controlled shower and mixer tap, low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboards below, tiled splashback, illuminated mirror above, localised tiling, coved ceiling, obscured double glazed window to side, heated ladder towel rail.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is laid extensively to lawn with a generous block paved driveway providing parking and turning for numerous vehicles, double gates give access to the rear garden.

REAR GARDEN
The garden to the rear of the property wraps around the house on the eastern and southern side and is laid extensively to lawn and is well enclosed by a brick built wall and a bank of mature shrubs and trees. The garden incorporates a paved patio area, garden shed and summer house (supplied with power) , decked seating area, attractive ornamental pond backed by a group of three silver birches with the remainder of the garden incorporating various beds plant with a variety of shrubs herbaceous and other plants. To the far end of the garden is a timber framed workshop (supplied with power and lighting).

INTEGRAL DOUBLE GARAGE
Electronically operated roller door to front, power and light, personal door and window to rear, EV charging point.

EPC Rating tbc

COUNCIL TAX
Band F approx. £3620.84 (2025/26) Folkestone & Hythe District Council.

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





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The Haven, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 149.39 sq m / 1608 sq ft
First Floor :- 66.15 sq m / 712 sq ft
Total :- 215.54 sq m / 2320 sq ft

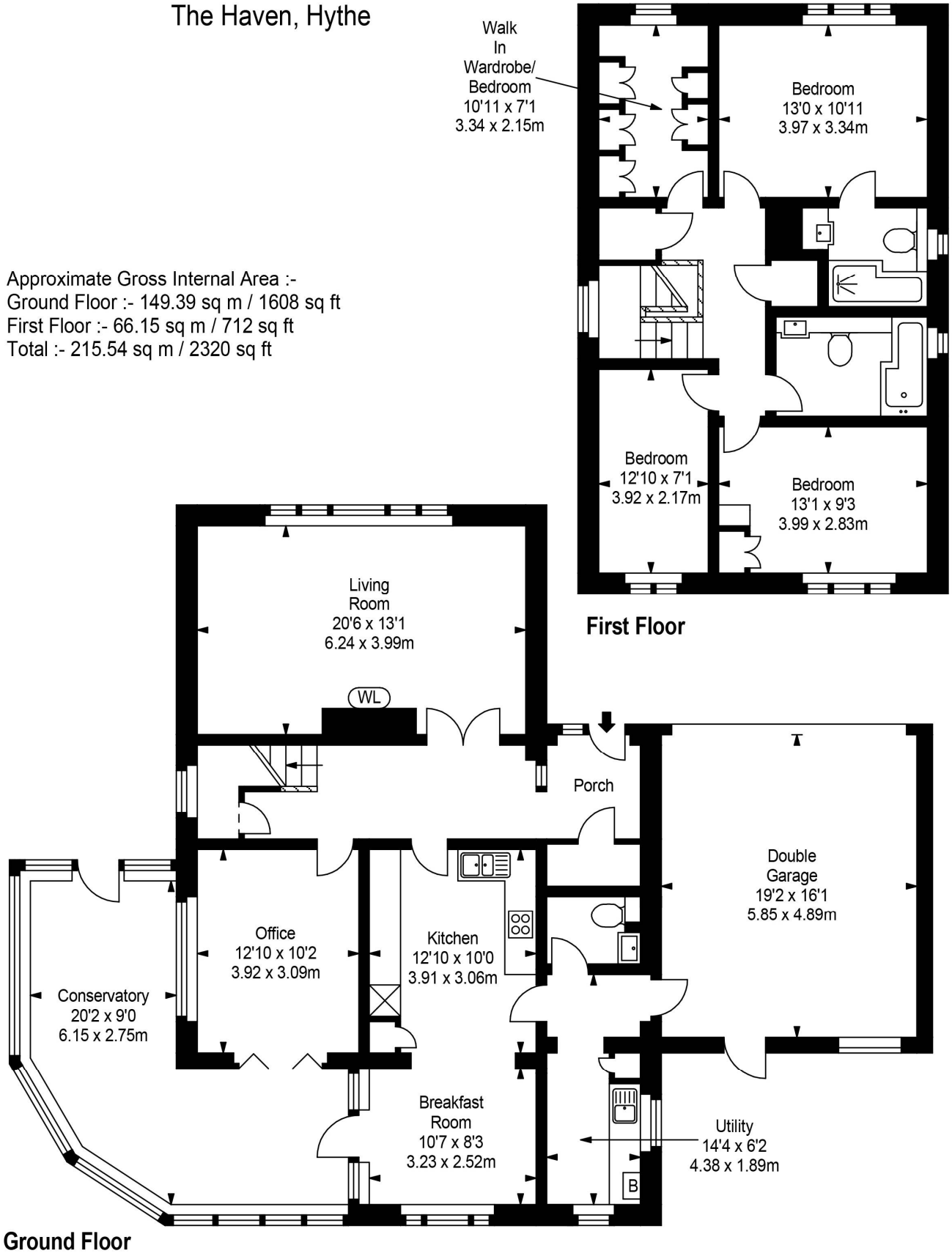


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