LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



12 MILL FIELDS ROAD, HYTHE

£575,000 Freehold

This well situated detached house enjoys beautiful views to the rear and offers impeccably presented accommodation of very comfortable proportions with the sitting room open plan to the dining room and kitchen beyond, a garden room and 3 bedrooms (1 en-suite). Store room, utility room, garden, parking. EPC C



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12 Mill Fields Road,
Hythe CT21 4DH

Entrance Hall, Sitting Room open plan to Dining Room open plan to Kitchen, Garden Room, Cloakroom, Three Double Bedrooms (One With En-Suite Shower Room), Bathroom, Store Room, Utility Room, Gardens and Parking

DESCRIPTION

This substantial detached family house is well situated in a sought after, peaceful location backing onto and enjoying views over open fields at the foot of The Roughs to the rear. The property offers impeccably presented accommodation in a smart contemporary style. It is of particularly comfortable proportions and comprises an impressive entrance hall leading to the 20 10 sitting room which is open plan to the dining room which is then open to the sleek modern kitchen with integrated appliances and quartz work tops. The sitting room also leads to a recently added, modern sun room, the perfect vantage point from where to enjoy the views. The first floor comprises three double bedrooms, the principal with an en-suite shower room, and a very smart bathroom.

The house benefits from parking on the driveway to the front before the former garage which has been repurposed as a storage room and a utility room accessible from the garden. The garden to the rear enjoys a southerly aspect and has been designed with ease of maintenance in mind. It provides a delightfully secluded environment for alfresco dining and entertaining.

SITUATION

Mill Fields Road is a highly desirable residential area on the lower hillside, just over half-a-mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour) and Ashford International.

The accommodation comprises:

ENTRANCE HALL.

Entered via a timber effect, composite and opaque double glazed door with opaque double glazed windows to either side, a generous space with staircase to first floor, recessed lighting, radiator, doors to dining room, cloakroom and:

SITTING ROOM
Spanning the full depth of the property with coved ceiling, recessed lighting, double glazed floor to ceiling window to front, radiators, double glazed sliding patio doors opening to the garden room, open plan to:

DINING ROOM
Timber effect flooring in a limed oak finish which extends through to the kitchen, coved ceiling, recessed lighting, double glazed casement doors opening to and overlooking the rear garden with pleasant views over the foot of The Roughs beyond, radiator, door returning to the entrance hall, open plan to:

KITCHEN
Well fitted with a comprehensive range of base cupboard and drawer units in a smart contemporary finish incorporating integrated dishwasher, deep pan drawers, square edged quartz worktops under-mounted with one and a half bowl stainless steel sink with mixer tap and grooved drainer to side and inset with four burner induction hob, coordinating upstands and coloured glass splash back behind the hob with stainless steel, glazed and illuminated extractor hood above, range of coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, integrated double oven/grill, pull out larder cupboard, recessed lighting, double glazed window to rear.

GARDEN ROOM
With double glazed windows to three sides and set beneath a pitched double glazed roof, the perfect vantage point from which to enjoy the views over the garden and of the fields beyond, tiled floor.

CLOAKROOM
Well fitted with a contemporary suite comprising low level WC, washbasin with tiled splashbacks, mixer tap and vanity cupboard below, opaque double glazed window to front, radiator.

FIRST FLOOR LANDING
Access to loft space, double glazed windows to side, access to cupboard housing wall mounted Worcester gas boiler and cupboard housing the factory lagged hot water cylinder, doors to:

BEDROOM
Double glazed window to rear enjoying open views over the adjoining field, high-level double glazed window to side, fitted wardrobe cupboards concealed by sliding doors, coved ceiling, radiator, door to:

EN-SUITE SHOWER ROOM
Tiled twin-sized shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low level WC, wash basin with mixer tap set into worksurface with vanity cupboards and draws below, coordinating vanity wall cupboards, tiled splashback, obscured double glazed window to rear, access to shelved cupboard, recessed lighting, heated ladder rack towel rail.

BEDROOM
Double glazed window to rear, radiator.

BEDROOM
Double glazed window to side, radiator.

BATHROOM
Panelled bath with central mixer tap and handheld shower attachment, pedestal wash basin, low-level WC, obscured double glazed window to rear, localised tiling, recessed lighting, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is set behind a low brick built wall topped with wrought iron balustrade and is entered via a coordinating wrought iron gate with a central pathway leading to the front door and the remainder of the garden being topped in slate chippings for ease of maintenance. There is a block-paved driveway to the right of the garden providing off-road parking and access to the former garage. Side access can be gained to the:





















REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and has been designed for ease of maintenance with a generous paved terrace across the rear of the house, with a flight of steps leading down to a further paved terrace, an expanse of astroturf and with the remainder of the garden being topped in shingle for ease of maintenance.

THE GARAGE.

The garage has been split into two parts with an electronically operated roller door to the front section providing a useful **STORAGE AREA** with an interconnecting door leading to the second section which is occupied by a **UTILITY ROOM** with a range of base cupboards and recesses and provision for washing machine and tumble dryer, square-edged worktop, coordinating wall cupboards, built-in storage cupboard concealing meters and consumer unit ETC, panelled and opaque glazed door returning to the garden.

EPC Rating Band C

COUNCIL TAX

Band E approx. £3,063.80 (2026/27) Folkestone & Hythe District Council.

VIEWING

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

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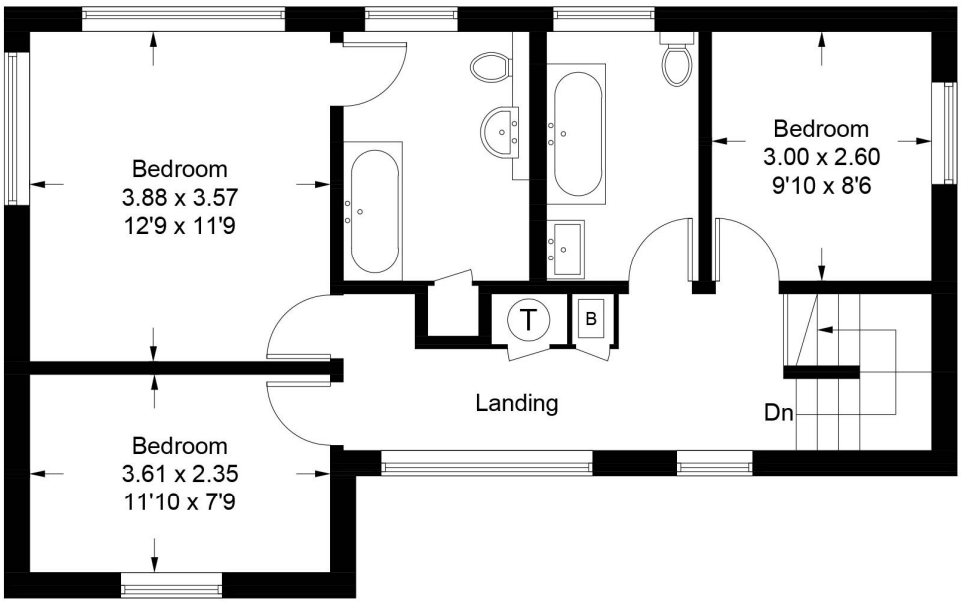




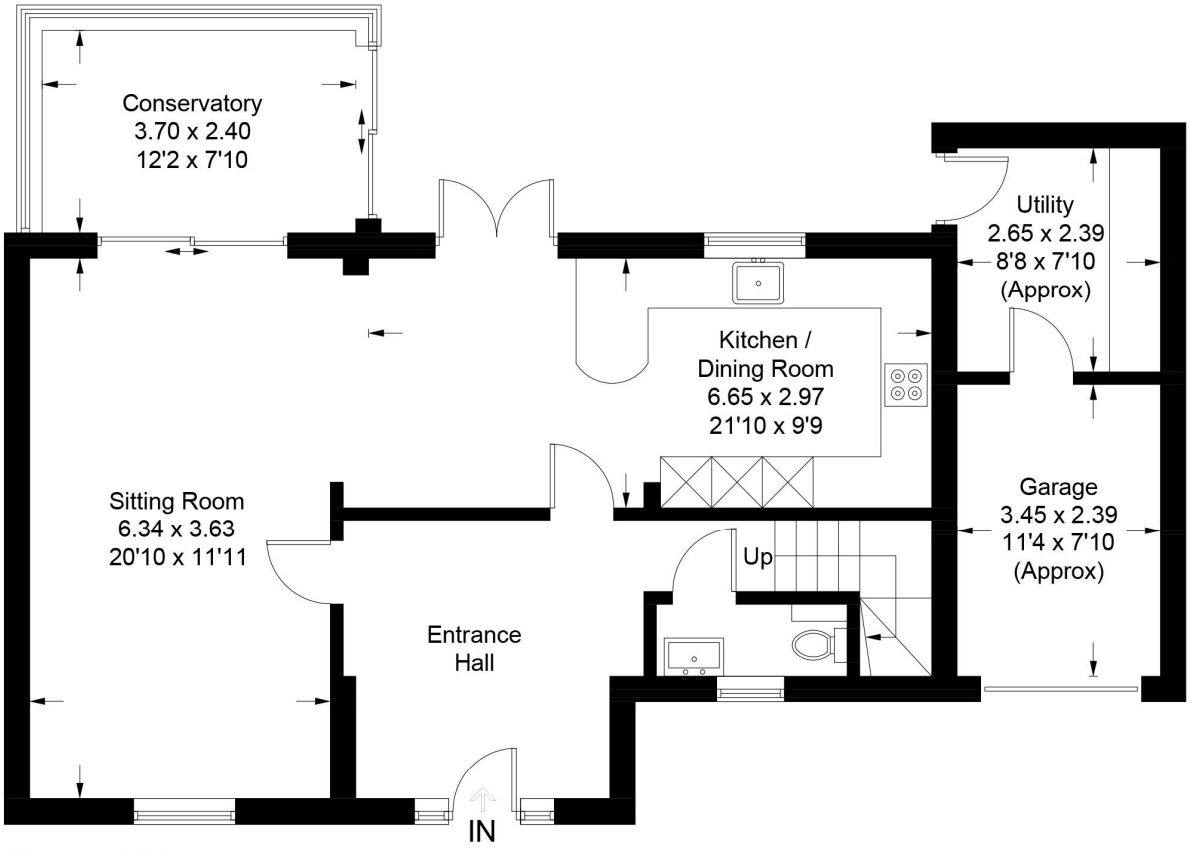


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Ground Floor = 73.3 sq m / 789 sq ft
First Floor = 57.9 sq m / 623 sq ft
Outbuilding = 15.1 sq m / 162 sq ft
Total = 146.3 sq m / 1574 sq ft



First Floor



Ground Floor

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