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LAWRENCE & Co
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49 High Street, Hythe, Kent CT21 5AD



# HIGH POINT
# 3 WHITENBROOK DELL, HYTHE

## £1,100,000 Freehold

**Forming part of an exclusive gated development of just four houses in a delightful sylvan setting, a substantial detached family house set amidst delightful gardens and offering spacious accommodation including 3 reception rooms, kitchen/breakfast room, 5 bedrooms, (2 en-suites), double garage, ample parking. EPC C**



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# High Point,
# 3 Whitenbrook Dell, Hythe CT21 5WD

## Reception Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom,
## Principal Bedroom with En-Suite Bathroom, Three Further Bedrooms (one with En-Suite Shower Room, Bathroom, Games Room/Bedroom on second floor,
## Integral Double Garage, Ample Parking, Gardens

**SITUATION**

Whitenbrook Dell is a desirable and peaceful location in Seabrook which is a popular residential area between Hythe and Sandgate (1.8 miles and 1.5 miles respectively) and is very accessible to both. The area benefits from a local shop and highly regarded primary school.

The quaint, unspoilt town of Hythe enjoys a bustling High Street with an array of independent shops, boutiques, cafes and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away and the ferry port of Dover is approximately 11 miles distant. (All distances are approximate).

**DESCRIPTION**

Entered via electronically operated gates and approached via a private driveway, Whitenbrook Dell is a small and exclusive cul-de-sac comprising four similarly attractive properties built in the late 1990 s. This imposing detached residence occupies a generous plot and is surrounded by delightful mature gardens affording the house a great deal of privacy within this enviable sylvan setting.

The house is approached via a flight of steps with double oak doors opening to an impressive reception hall leading to three reception rooms, the generous sitting room with a lovely inglenook style fireplace and multi fuel stove. There is also a large and well fitted kitchen/breakfast room, utility room and cloakroom. The first floor comprises four double bedrooms, two with en-suites, the principal with its own balcony from where views of the sea can be enjoyed. The fifth bedroom occupies the entire second floor and could easily be divided to create two or more rooms (subject to any necessary consents and approvals being obtained).

The integral double garage with its electronically operated doors can be approached from an internal staircase from the entrance hall and there is ample parking on the driveway before it. The gardens are a delight with expanses of lawn, mature plantings of colourful shrubs with paths weaving between them making it a joy for children to play and for adults to relax and enjoy an alfresco lifestyle.

The accommodation comprises:

Open Porch approached via a flight of steps from the driveway and with pair of panelled timber doors opening to:

**RECEPTION HALL**
A generous space with staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, built-in cloaks/hanging cupboard, deep dentil moulded cornice, staircase to lower ground floor, radiator, glazed double doors to:

**DRAWING ROOM**
Brick built Inglenook style fireplace with deep recess set beneath an oak bressumer beam and incorporating Esse multi fuel stove above a brick paved hearth, three wall light points dentil moulded cornice, pair of double glazed windows to either side, pair of double glazed windows to front, double glazed casement doors opening to and overlooking the rear garden, two radiators.

**DINING ROOM**
Timber effect flooring, dentil moulded cornice, pair of double glazed casement doors opening to and overlooking the rear garden, radiator.

**STUDY**
Coved ceiling, double glazed window to rear overlooking the garden, range of built-in glazed book cases with storage cupboards beneath, radiator.

**KITCHEN/BREAKFAST ROOM**
Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Bosch dishwasher and free-standing Rangemaster 110 Leisure dual fuel range style cooker, square edge worktops inset with twin bowl sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath and incorporating pair of glazed display cabinets and extractor hood above the range cooker, integrated fridge and freezer, integrated eye-level Neff microwave, tiled floor throughout, coved ceiling, recessed lighting, double glazed window to rear overlooking the garden and with glimpses of the sea through the tree line, timber panelled and obscure double glazed door opening to small balcony to side, radiator, door to:

**UTILITY ROOM**
Base cupboards coordinating with those in the kitchen and incorporating recesses and provision for washing machine and tumble dryer, square edge worktop inset with sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, tiled floor, coved ceiling, recessed lighting, extractor fan, double glazed window to front, radiator, door to cupboard housing hot water cylinder.

**CLOAKROOM**
Low level wc, pedestal wash basin, tiled walls and floor coved ceiling, obscure double glazed window to front, radiator.

**FIRST FLOOR LANDING**
Staircase continuing to second floor, double glazed window above the stairwell, radiator, doors to:

**PRINCIPAL BEDROOM**
Full wall range of built-in wardrobe cupboards, coved ceiling, double glazed casement doors with double glazed windows to either side opening to balcony enclosed by wrought iron balustrade and from where views between trees can be enjoyed to the sea, radiator, door to:

**EN-SUITE BATHROOM**
Panelled bath fitted with mixer tap and hand held shower, low level wc, pedestal wash basin, Amtico style flooring, tiled walls, tiled shower enclosure fitted with thermostatically controlled shower, recessed lighting, extractor fan, obscure double glazed window to front, radiator.

**BEDROOM 2**
Built-in wardrobe cupboard, coved ceiling, pair of double glazed windows to rear enjoying views between treetops to the sea, pair of radiators.





















**BEDROOM 3**
Built-in wardrobe cupboard, coved ceiling, pair of windows to rear enjoying views between treetops of the sea, radiator.

**BEDROOM 4**
Pair of built-in wardrobe cupboards flanking a recess for a double bed with bedside cabinets to either side, coved ceiling, pair of double glazed windows to front overlooking the garden, radiator, door to:

**EN-SUITE SHOWER ROOM**
Tiled shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, Amtico effect flooring, tiled walls, coved ceiling, recessed lighting, extractor fan, obscure double glazed window to front, radiator.

**BATHROOM**
P ended panelled bath with curved shower screen and wall mounted shower, low level wc, pedestal wash basin, Amtico effect flooring, tiled walls, coved ceiling, recessed lighting, extractor, obscure double glazed window to front, radiator.

Door giving access to stairwell with double glazed window to front leading up to:

**BEDROOM 5/GAMES ROOM**
A generous space running virtually the full width of the house, access to eaves storage areas, access to loft space, recessed lighting, pair of dormers with double glazed windows to rear enjoying views over the tree line and of the sea, further pair of double glazed windows to gable end, radiators.

**LOWER GROUND FLOOR**
Access to understairs storage cupboard, radiator, door to:

**INTEGRAL DOUBLE GARAGE**
Pair of electronically operated up and over doors to front, power and light, window to rear, water softener.

**NB** All double glazed units are timber framed double glazing.

**OUTSIDE**

**GARDENS**
Whitenbrook Dell is entered via a pair of electronically operated wrought iron gates where a driveway leads to the four houses which form Whitenbrook Dell, High Point, Number 3 being the last of those houses. To the front of the house is a generous drive providing parking for a number of vehicles and turning and access to the integral double garage. A flight of steps lead to the front and front garden which is laid extensively to lawn and enjoys a dappled shade provided by a mature oak tree and is planted with a variety of shrubs, herbaceous and other plants including choysia, rhododendron, ferns, fuchsias and others together with a sprinkling of fruit trees. A pathway leads to the side of the house where there is a greenhouse and a magnificent bank of purple rhododendrons.

The path leads to a generous split level paved terrace directly to the rear of the property which extends to a further expanse of lawn edged by a border planted with roses, old fashioned geraniums, a holly tree and lilac amongst others. Beyond this is a further expanse of lawn returning to the opposite side of the house and a further decked terrace. The garden is backed by a woodland glade affording a great deal of privacy. From the gardens steps meander behind the banks of rhododendrons to a secluded seating area and returning to the main front garden.

**COUNCIL TAX**
Band G approx £4,177.90 (2026/27) Folkestone & Hythe District Council.

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









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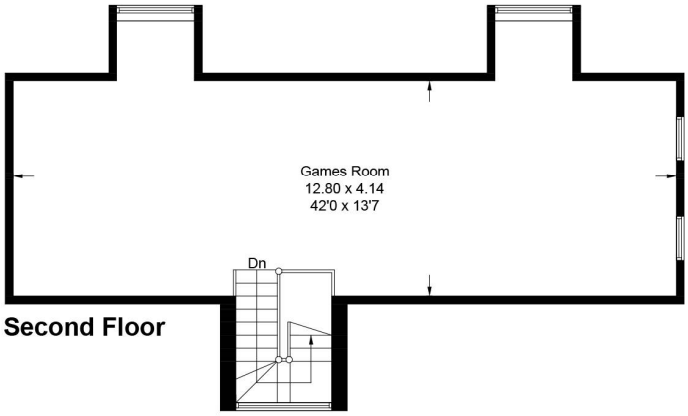




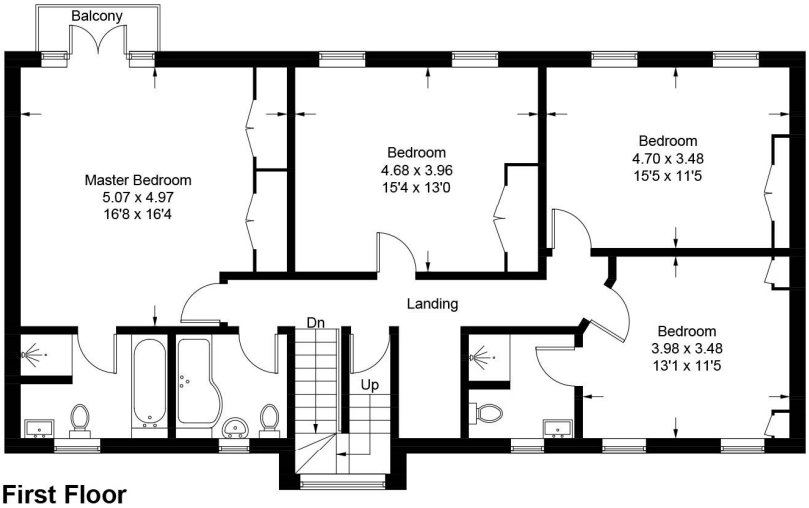
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# Whitenbrook Dell, Hythe, CT21

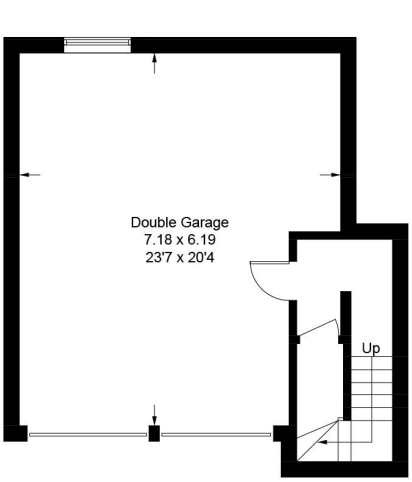
Approximate Gross Internal Area
Lower Ground Floor = 49.5 sq m / 533 sq ft
(Including Double Garage)
Ground Floor = 105.1 sq m / 1131 sq ft
First Floor = 107.7 sq m / 1159 sq ft
Second Floor = 60.4 sq m / 650 sq ft
Total = 322.7 sq m / 3473 sq ft



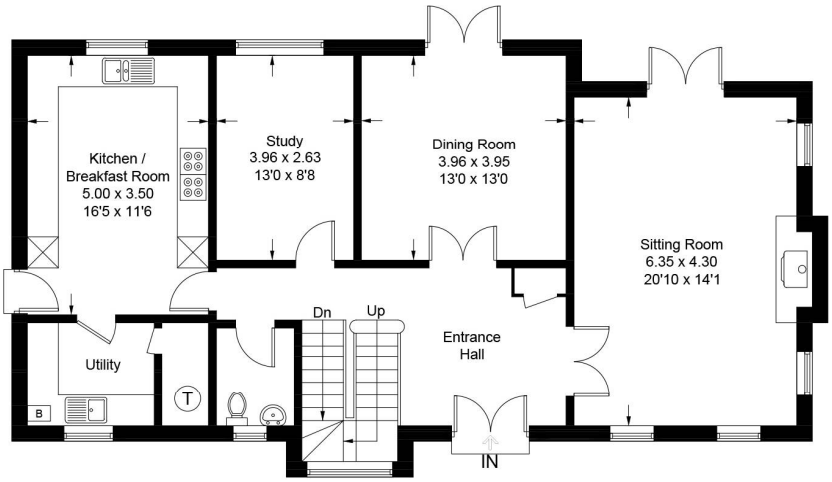

**Second Floor**




**First Floor**




**Lower Ground Floor**




**Ground Floor**

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