LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



11 DYMCHURCH ROAD, HYTHE

£795,000 Freehold

NO ONWARD CHAIN

The subject of a recent programme of repair, refurbishment and extension, this handsome period house now offers beautifully presented interiors in a smart contemporary style whilst retaining a wealth of original details. Sitting room, garden room, study, kitchen/dining room, 4 bedrooms (2 en-suites), parking and gardens. EPC C



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11 Dymchurch Road,
Hythe CT21 6JB

Entrance Hall, Sitting Room, Dining Room open plan to Kitchen, Garden Room, Study, Shower Room,
Four Bedrooms the Principal with En-Suite Dressing Room and Shower Room,
The 2nd also with En-Suite Shower Room, Bathroom,
Gardens to Front, Side and Rear, Parking

DESCRIPTION

This handsome detached period house has been the subject of a recent programme of repair, refurbishment and extension. The result is a triumph with a beautiful house still exuding period charm and character yet presented in a smart contemporary style and reconfigured to provide particularly comfortable accommodation which has been designed to compliment a modern lifestyle.

The accommodation comprises a welcoming entrance hall leading to the dual aspect sitting room with original marble fireplace, the dining room which is open plan to the sleek modern kitchen with integrated appliances, a study and the garden room which could equally be used as a ground floor bedroom as there is also a shower room on the ground floor. The first floor incorporates four very comfortable bedrooms, the principal overlooking the Royal Military Canal and benefitting from an en-suite shower room and dressing room, there is a second en-suite bedroom with it s own access from the rear, ideal for teenagers, and a family bathroom.

The gardens are encompassed by ragstone walls, fencing and iron railings, to the rear there is a generous terrace, perfect for alfresco dining, together with a generous driveway entered via electronically operated double gates.

SITUATION

The property is conveniently situated on Dymchurch Road, a relatively short walk from the town centre with its 4 supermarkets (including Waitrose, Aldi & Sainsburys), range of independent shops and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is opposite the house with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is also accessible. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a monthly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford.

The accommodation comprises:

ENTRANCE HALL
Entered via a timber effect, composite and obscured double glazed door with obscured double glazed fan light above depicting the words 11 Dymchurch Road , LVT flooring in a herringbone design, built-in meter cupboard, further built-in storage cupboard fitted with shelving, access to understairs storage cupboard, staircase to first floor, walls panelled to half height, recessed lighting, contemporary column radiator, doors to:

SITTING ROOM
LVT flooring in a herringbone design, attractive marble fireplace surround, walls panelled to half height, deep moulded cornice, recessed lighting, timber framed and double glazed sash window to side, bay with timber framed and double glazed sash windows to front looking towards the Royal Military Canal, two contemporary column radiators.

KITCHEN/DINING ROOM
A generous space united by LVT flooring in a herringbone design throughout, the dining area with walls panelled to half height, recessed lighting, timber framed and double glazed sash window to side, two contemporary column radiators, feature acoustic panelled wall archway to **kitchen** which is well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish incorporating integrated dishwasher, deep pan drawers, square edged woodblock effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner induction hob with integrated extractor , coordinating wall cupboards, one of which houses the Worcester gas-fired boiler, further bank of coordinating units incorporating integrated electric oven and microwave, full height shelved storage cupboard and integrated fridge and freezer, recessed lighting, double glazed window to rear overlooking the garden, timber framed and double glazed window to side.

SHOWER ROOM
Well fitted with a contemporary suite comprising twin sized tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low-level WC with concealed cistern and vanity cupboard to side beneath a pre-formed wash basin with mixer tap, tiled floor, tiled walls, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder towel rail.

STUDY
An internal room with dado rail, recessed lighting, double glazed window looking through the garden room to the garden beyond, contemporary column radiator.

GARDEN ROOM
LVT flooring in a herringbone design, dado rail, recessed lighting, double glazed window and double glazed casement doors opening to and overlooking the rear garden, two contemporary column radiators.

FIRST FLOOR LANDING
Timber framed and double glazed sash window to front enjoying views over the Royal Military Canal, access to loft space, contemporary column radiator, doors to:

BEDROOM
Bay with timber framed and double glazed sash windows to front enjoying views over the Royal Military Canal, timber framed and double glazed sash window to side, two contemporary column radiators, recessed lighting, door to:

EN-SUITE SHOWER ROOM
Tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboards below, tiled walls, tiled floor, heated ladder rack towel rail, recessed lighting, open through to:





















DRESSING ROOM
Fitted with built-in wardrobes and dressing table area, contemporary vertical radiator with mirror, timber framed and double glazed sash window to side, recessed lighting.

BEDROOM
Timber framed and double glazed sash window to side, double glazed window to rear with views across Hythe Green, built-in wardrobe, recessed lighting, contemporary column radiator.

BEDROOM
Double glazed window to side, recessed lighting, contemporary column radiator.

BATHROOM
P ended shower bath with mixer tap and thermostatically controlled shower over and handheld hand held attachment, low-level WC with concealed cistern, wash basin set into worksurface with mixer tap and vanity cupboards below, heated ladder rack towel rail, tiled walls, tiled floor, double glazed window to front, recessed lighting.

BEDROOM
Double glazed windows to side and to rear, contemporary column radiator, recessed lighting UPVC door to external staircase returning to the garden, door to:

EN-SUITE SHOWER ROOM
Tiled shower enclosure with thermostatically controlled shower, separate handheld attachment, low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, double glazed window to side, tiled floors, tiled walls, recessed lighting.

OUTSIDE
FRONT GARDEN
The garden to the front of the property is enclosed by a ragstone wall topped with wrought iron railings and entered via a coordinating wrought iron gate with a pathway paved in natural stone leading to the front door and the remainder of the garden being laid to lawn. The pathway continues to the side of the house and leads to the:

REAR GARDEN
Which is well enclosed by close-boarded timber-panelled fencing. It is laid extensively to lawn and incorporates a paved terrace in natural stone. The remainder of the garden is occupied by a generous **driveway**, entered via a pair of electronically operated wrought iron gates, access from Portland Road and providing **off-road parking** for a number of vehicles.

EPC Rating Band C

COUNCIL TAX
Band B approx. £1,949.68 (2026/27) Folkestone & Hythe District Council.

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

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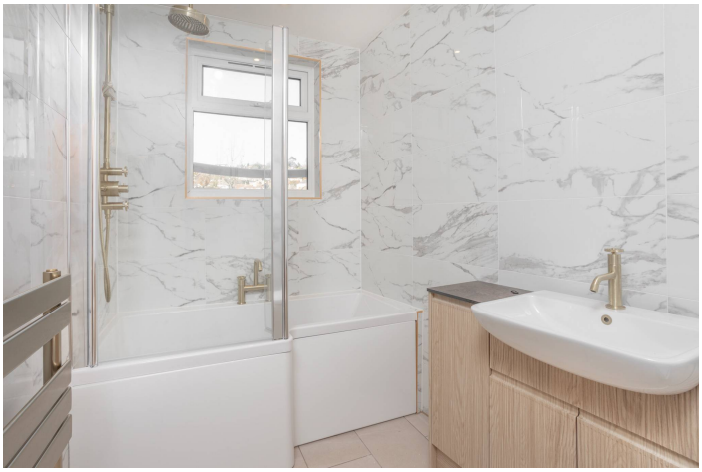





Dymchurch Road, Hythe, CT21

Approximate Gross Internal Area = 175.5 sq m / 1889 sq ft



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