



49 High Street, Hythe, Kent CT21 5AD



## HOMESTEAD

### 11 SHEPHERDS WALK, HYTHE

Situated in a sought after residential location, this attractive detached chalet house offers well presented accommodation. Comprising an entrance hall, sitting room, kitchen, dining room, conservatory, shower room & 3 bedrooms (one en-cloakroom). Garage, ample parking and delightful garden. EPC D.

**£399,950 Freehold**



**Homestead**  
**11 Shepherds Walk**  
**Hythe**  
**CT21 6PW**

**Entrance Vestibule, Entrance Hall, Sitting Room, Conservatory,  
Kitchen, Dining Room, Ground Floor Bedroom, Shower Room,  
First Floor: Two Bedrooms (Principal with En-Suite Cloakroom)  
Garage, Off Road Parking, Delightful Rear Garden**

**DESCRIPTION**

This attractive detached chalet house is of particularly comfortable proportions and is situated in a peaceful and much sought after residential location. The property comprises an entrance vestibule, entrance hall, a generous sitting room leading to a conservatory overlooking the pretty rear garden, fitted kitchen, dining room, ground floor bedroom and shower room. The first floor two bedrooms (one with en-suite cloakroom).

The outside space is a particularly attractive aspect of the property with ample parking at the front, a garage and a generous garden to the rear which has been beautifully planted for year round interest and the ideal environment to relax and dine alfresco.

**SITUATION**

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

door to garage, tiled floor, wall light point,  
door to:-

**ENTRANCE VESTIBULE**

Entered via a double glazed door with double glazed windows to either side, window looking through to the sitting room, personal

**ENTRANCE HALL**

Staircase to 1<sup>st</sup> floor, access to storage cupboard, radiator, doors to:-



### **SITTING ROOM**

Attractive fireplace surround inset with electric fire, double glazed sliding doors giving access to and looking through the conservatory to the garden beyond, two radiators, door to:-

### **BEDROOM 3**

Double glazed windows to rear and side, radiator.

### **CONSERVATORY**

Of UPVC construction to two sides under a polycarbonate roof, double glazed sliding doors giving access to the rear garden, timber effect flooring.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Zanussi oven and integrated Electrolux dishwasher, integrated washing machine, square edged worksurface inset with circular stainless steel sink with drainer unit with mixer tap, four burner gas hob with extractor hood above and glazed splashback, coordinating wall cupboards, space for freestanding fridge freezer, cupboard housing Worcester gas boiler, double glazed window overlooking the rear garden, access to shelved larder cupboard, double glazed door with window to side giving access to the side of the property.

### **SHOWER ROOM**

Twin size shower and enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, part tiled walls, obscure double glazed window to side, radiator.

### **DINING ROOM**

Double glazed bay window to front, high-level double glazed window to side, radiator.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, door to:-

### **BEDROOM 1**

Full wall of fitted wardrobe cupboards, double glazed windows to front and side, radiator, door to:-

### **ENSUITE CLOAKROOM**

Low-level WC, corner wash basin with mixer tap and vanity cupboard below, part tiled walls, extractor fan.

### **BEDROOM 2**

Double glazed window to side, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing. Directly to the rear of the house is a paved terrace extending to the remainder of the garden which is laid to lawn and leads to an area topped in shingle and also incorporating a pond with a pathway leading to the far end of the garden. Accessed via a central archway is a further paved area backed by borders planted with a variety of flowers, shrubs, herbaceous and other plants.

#### **FRONT GARDEN**

To the front of the house the garden is set behind a picket fence, topped in shingle, and planted with a variety of shrubs, herbaceous and other plants. A generous block paved driveway provides off road parking for numerous vehicles and access to the garage. A side path gives access to the rear garden.

#### **GARAGE**

Electric roller door to front, power and light.

#### **EPC Rating D.**

#### **COUNCIL TAX**

Band D approx. £2197.03 (2022/23)  
Folkestone & Hythe District Council.

#### **VIEWING**

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







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# Shepherds Walk, Hythe, CT21

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft  
(Including Garage)

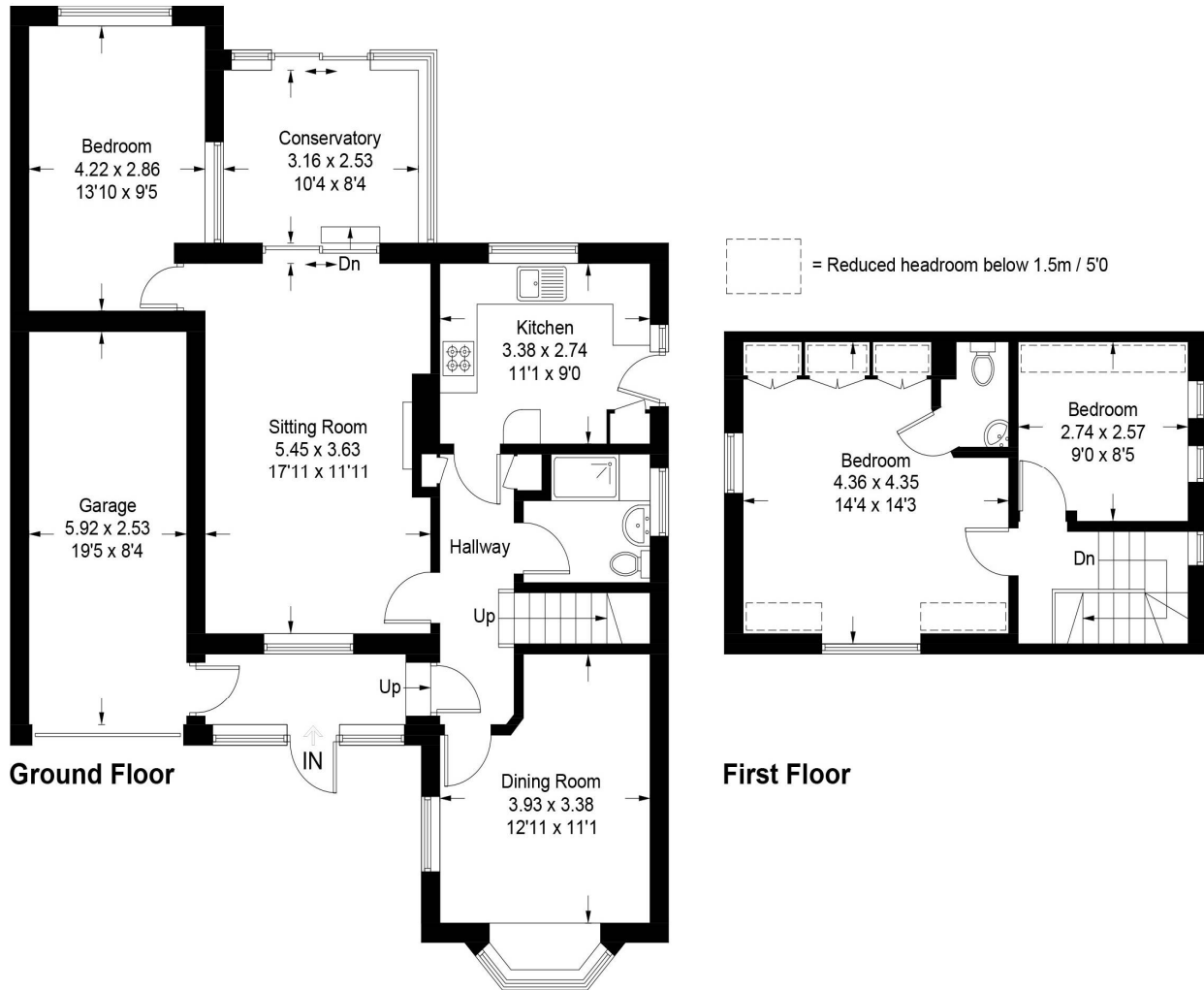


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