



49 High Street, Hythe, Kent CT21 5AD



**10A RANGE ROAD,  
HYTHE**

**£650,000 Freehold**

**In a sought after location, just moments from Fishermen s Beach, this substantial newly constructed detached house offers spacious accommodation with living spaces designed to compliment a modern lifestyle and 3 bedrooms (1 en-suite). Gardens to front and rear. Unrestricted on street parking. EPC**



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**10a Range Road,  
Hythe CT21 6HQ**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Study,  
Store Room, Cloak/Utility Room,  
Three Bedrooms (One En-Suite), Bathroom,  
Gardens To Front & Rear**

#### **DESCRIPTION**

This stunning newly constructed detached house is situated in a lovely spot on a pretty pedestrian lane, moments from Fishermen s beach. The property has been thoughtfully designed to provide spacious accommodation which has been designed to compliment a modern lifestyle with a high specification, contemporary finish throughout.

The accommodation comprises a welcoming entrance hall leading to a generous open plan kitchen/dining/living space, the kitchen is yet to be fitted giving prospective purchasers the opportunity to have an element of choice in its design and finish. There is a separate utility/cloakroom, study and store room. Over the first and second floors there are three double bedrooms (one en-suite) and a sleek modern family bathroom.

There is on street parking on Range Road from where a pretty walkway lined with wild flowers, leads to the property. To the front of the house is a partially walled garden with side access to the rear garden which has been designed with ease of maintenance in mind incorporating a decked terrace and an expanse of astroturf. The garden enjoys a westerly aspect making it the perfect spot for alfresco dining and entertaining. The property also benefits from solar panels.

#### **SITUATION**

Range Road is a sought after location on level ground with direct access to Fishermen s Beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront , a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a wood effect composite door with opaque full height window to side, staircase to first floor with oak and glazed balustrade, door to cloakroom/utility room, door to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

**Kitchen area** is yet to be fitted allowing prospective purchasers an element of choice in the kitchen installation, wall mounted Glow Worm boiler, double glazed window overlooking the rear garden, recessed lighting open plan to:

**Living/dining space** Double glazed bi-folding doors giving access to the garden, pair of Velux roof lights, double glazed high-level opaque window to side, full height double glazed picture window to front, recessed lighting, door to:-

### **STUDY**

Double glazed window to side, two Velux roof lights, double glazed high-level window to side pair, double glazed door to front garden, door to:-

### **STORE ROOM**

Solar panel controls.

### **UTILITY/CLOAKROOM**

Low-level WC, wash basin with mixer tap and vanity drawers below, work surface with cupboards beneath and recess and plumbing for washing machine.

### **FIRST FLOOR LANDING**

Staircase to first floor, double glazed window to front, access to airing cupboard housing the hot water cylinder, radiator.

### **BEDROOM**

Double glazed window to rear, radiator.

### **BEDROOM**

Double glazed window to front, radiator.

### **BATHROOM**

Panelled bath with central waterspout over, tiled shower enclosure with thermostatically controlled rain-head shower and separate hand held attachment, opaque double glazed window to rear, part tiled walls, heated towel rail, recessed lighting,

### **SECOND FLOOR LANDING**

Access to deep storage cupboard, door to:-

### **BEDROOM**

Double glazed window to front, door to:

### **EN-SUITE SHOWER ROOM**

Low level WC, wall hung wash basin with vanity drawer below, recessed lighting, Velux rooflight, extractor fan, heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a brick built wall, a stone paved pathway with lawns to either side leads to the front door. Side access can be gained to the:

#### **REAR GARDEN**

Directly to the rear of the property is a composite decked terrace providing the ideal environment to relax and dine alfresco and leads to an expanse of artificial lawn.

### **EPC Rating Band TBC**

### **COUNCIL TAX**

Band TBC approx. (2024/25) Folkestone & Hythe District Council.

### **VIEWING**

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



Internal pics awaited

Internal pics awaited

Internal pics awaited

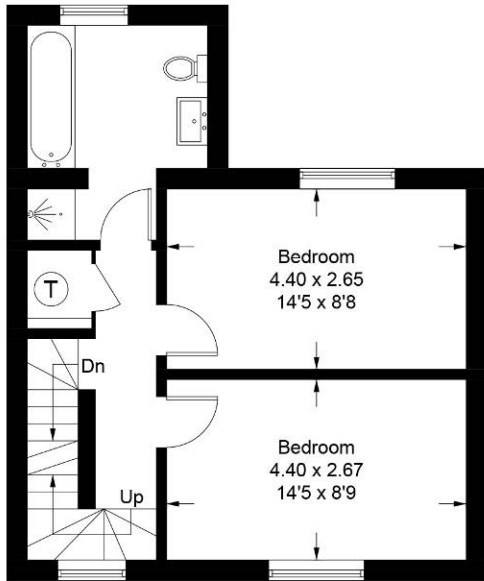
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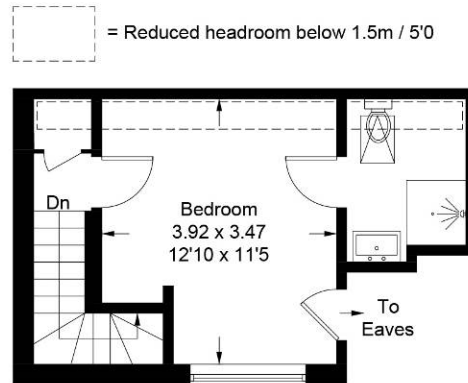
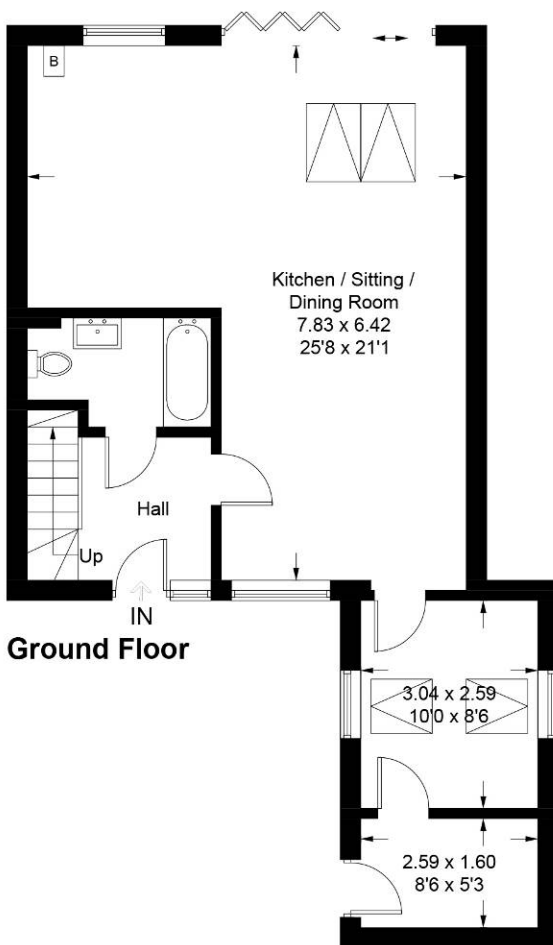
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# Range Road, Hythe, CT21

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft



## First Floor



## Ground Floor

## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID???????)