



49 High Street, Hythe, Kent CT21 5AD



**OAKLEIGH,
UPPER MALTHOUSE HILL, HYTHE**

£545,000 Freehold

Enjoying a delightfully secluded setting in the sought after conservation area, a unique detached chalet bungalow offering attractively presented accommodation including a reception hall, 2 reception rooms, kitchen, utility room and 2 double bedrooms each with en-suites. Garage, parking and garden. EPC C



Oakleigh, Upper Malthouse Hill, Hythe CT21 5BA

**Reception Hall/Sun Room, Sitting Room, Dining Room, Kitchen, Utility Room,
Bedroom with En-Suite Shower Room & Walk-In Wardrobe, Cloakroom,
Principal Bedroom with En-Suite Bathroom,
Garage & Parking**

NB The property is available at a substantially reduced price should a prospective purchase wish to proceed without including the garage and parking space.

DESCRIPTION

Oakleigh is quite a rarity for the centre of Hythe being a modern detached chalet bungalow built in 2002, designed by an award winning architect, Keith Barker. The property is nestled on the pretty lower hillside within a short walk of the High Street on a delightfully secluded plot and is set behind one of the town's ancient stone walls. It has been designed to compliment its environment and, having been built in stone with brick detailing, it sits comfortably alongside its neighbouring period properties.

The bungalow offers thoughtfully designed, light and airy accommodation of comfortable proportions including a spacious entrance hall set beneath a ceiling with a pair of Velux roof lights which flood the space with light, a generous sitting room with glazed door leading to a separate dining room and beyond this is the well fitted kitchen with adjoining utility room. There is also a good double bedroom on the ground floor with en-suite shower room and walk-in wardrobe. The first floor comprises one large bedroom with en-suite bathroom.

The gardens are a particularly attractive feature of the property. They offer an unusual level of privacy, have been designed with ease of maintenance in mind and provide a delightful environment in which to relax and dine alfresco. Unusually the property also benefits from a garage, accessed from Hillside Street before which is a single parking space.

SITUATION

Upper Malthouse Hill runs between Bartholomew Street and Hillside Street within the desirable Conservation Area of the town, just back from the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

RECEPTION HALL/SUNROOM

A generous space of L shaped form in part set beneath a vaulted ceiling with two Velux roof lights, entered via a timber panelled and glazed door, slate tiled floor to lower level with step up to carpeted area, double glazed casement doors opening to garden fitted with folding plantation style shutters, full wall width of high-level double glazed windows fitted with folding plantation style shutters to front, coved ceiling, wall light points, recessed lighting, radiators, open plan to:

SITTING ROOM

Coved ceiling, stepped double glazed windows to either side of a central double glazed casement doors opening to the garden and from where views towards the sea can be enjoyed and fitted with folding plantation style shutters, radiator, square archway to:

DINING ROOM

Coved ceiling, pair of double glazed casement doors with double glazed windows to side fitted with folding plantation style shutters and opening to the garden, radiator, staircase to 1st floor with polished timber, moulded handrail, and terminating in a square chamfered newel post, door to:

KITCHEN

Range of base cupboard and drawer units in a contemporary finish and incorporating integrated Neff dishwasher and deep pan drawers, square edged quartz worktops under mounted with sink with mixer tap and inset with Neff four burner induction hob with concealed extractor hood above, coordinating upstands, mosaic tiled splashback, coordinating wall cupboards, integrated oven and combi microwave oven, integrated fridge and freezer, double glazed window to rear fitted with folding plantation style shutters, radiator, door returning to entrance hall, door to:

UTILITY ROOM

Recess and plumbing for washing machine with worktop above and wall cupboard over, further low-level cupboard with worktop above and Worcester gas fired boiler, timber panelled and obscured glazed door side.

BEDROOM

Stepped corner double glazed window fitted with folding plantation style shutters to front, coved ceiling, radiator, door to **walk-in wardrobe cupboard** equipped with hanging rails, shelving and radiator, door to:

EN-SUITE SHOWER ROOM

Twin sized tiled shower enclosure fitted with thermostatically control rain-head shower with separate handheld attachment, low level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, coved ceiling, recessed lighting, extractor fan, obscured double glazed window to rear, wall mounted heated ladder towel rail.

CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, walls tongue and groove panelled to half height, extractor fan, recessed lighting, radiator.

FIRST FLOOR PRINCIPAL BEDROOM SUITE

The first floor is occupied by the principal bedroom which is a generous space with access to eaves storage cupboards, coved ceiling, recessed lighting, double glazed window to rear fitted with folding plantation style shutters, dormer with double glazed window to front commanding far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator, door to:

EN-SUITE BATHROOM

Bath fitted with mixer tap and handheld shower, level WC, pedestal wash basin with mixer tap, walls tiled to half height, dormer with obscured double glazed window to rear, radiator.





OUTSIDE

Oakleigh is set behind a high ragstone wall topped with close boarded timber panelled fencing affording a great deal of privacy to the property. A wrought iron gate is set within an arch within the wall and this opens to a block paved pathway leading to the front door backed by a curved bed planted with lavender, rosemary and a specimen olive tree. From here the pathway continues to the side of the property leading into the garden and across the rear of the house where there are flight of steps and pathway giving access to the garage.

To the rear of the property is a delightfully secluded split level garden which is largely paved for ease of maintenance with the remaining areas topped with shingle and incorporating a specimen fig tree, bay tree and further specimen trees. To the end of the terrace is a substantial timber framed shed which is equipped with power and light. The paving continues to the side of the house where there is a small area of lawn backed by a tiered border planted with a variety of shrubs, herbaceous and other plants including lavender, salvia, spirea and ornamental grasses amongst others.

GARAGE

Electronically operated roller door to front, personal door to rear, power and light.

PARKING

The property benefits from an allocated parking space for a single vehicle on the block paved driveway before the garage.

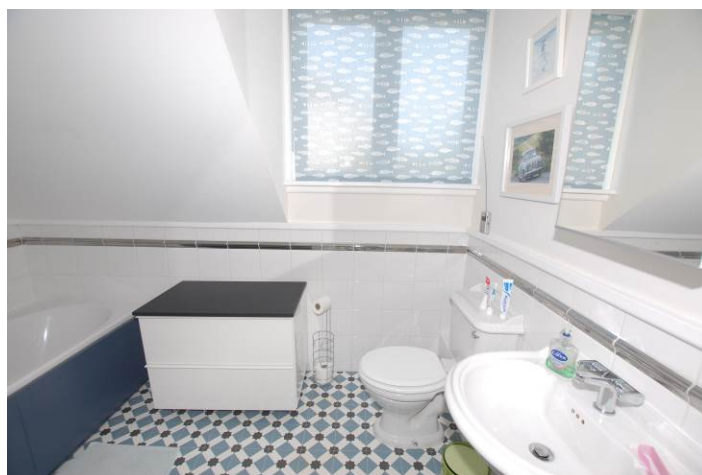
EPC Rating Band E

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



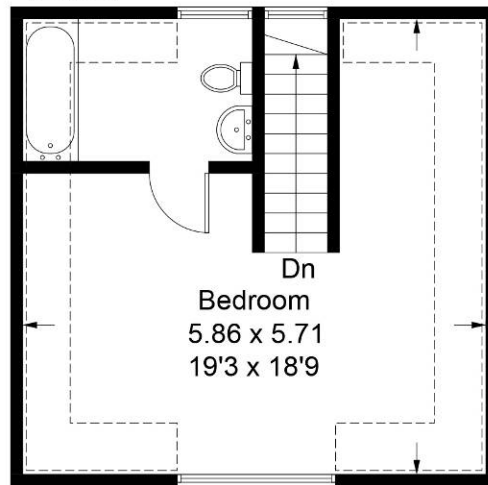
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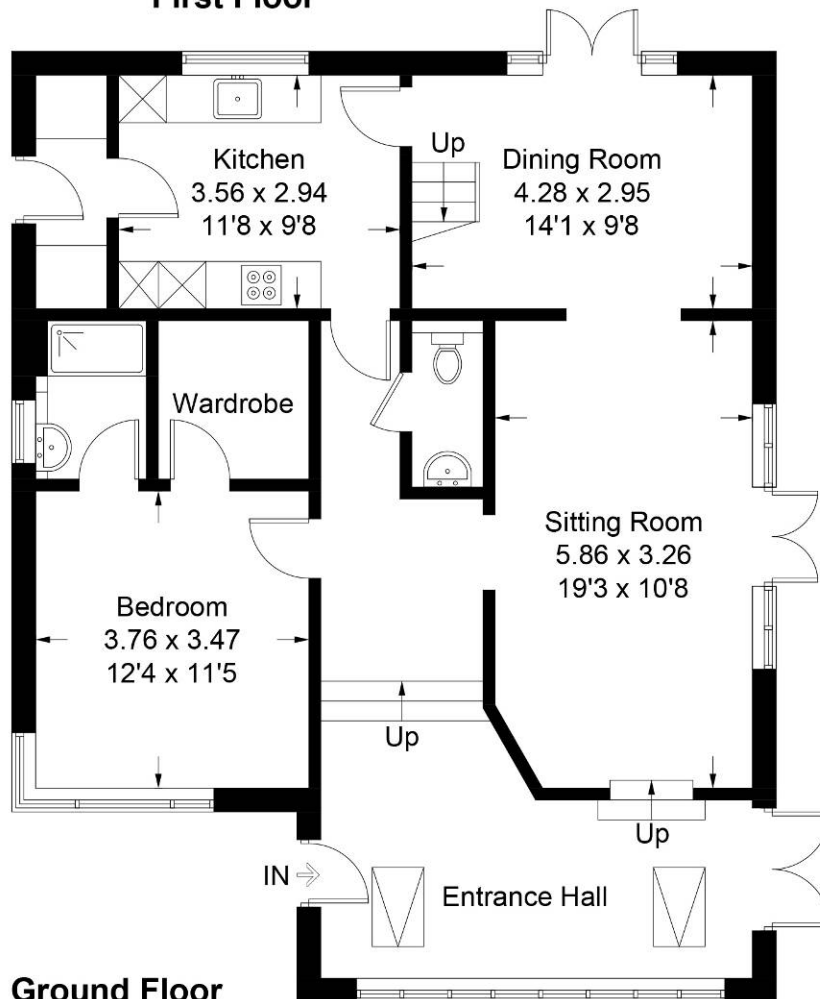
Oakleigh, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 95.4 sq m / 1027 sq ft
First Floor = 33.6 sq m / 362 sq ft
Total = 129.0 sq m / 1389 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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