



49 High Street, Hythe, Kent CT21 5AD



**18 CASTLE ROAD,
HYTHE**

**£875,000 Freehold
No Onward Chain**

Occupying a generous plot on the cusp of the sought after village of Saltwood and backing directly onto Eaton Lands, an attractive 5 bedroom detached family home with planning approval to extend and reconfigure, 2 reception rooms, kitchen/breakfast room, a delightfully secluded garden, double garage, ample parking. EPC D



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18 Castle Road, Hythe CT21 5HL

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Utility Room, Ground Floor Bedroom and Bath/Wet Room,
Four Bedrooms, Bathroom and Separate W.C.,
Integral Double Garage with Attic Room above, Ample Parking,
Gardens to Front, Side and Rear**

DESCRIPTION

This substantial detached house occupies a generous plot in an exclusive location on the cusp of the village of Saltwood yet remaining accessible to the town centre. The property has been a cherished family home for many years and although appearing to have been well maintained, it is fair to say that some general updating would be beneficial. There is also considerable scope to extend with plans already having been approved for side and rear extensions, internal reconfiguration together with an attic extension under planning reference number 23/1028/FH which can be viewed on Folkestone & Hythe District Council's website.

The current accommodation is comfortably proportioned, attractively decorated and comprises a welcoming entrance hall leading to the sitting room with a cosy open fire, the dining room which connects with the kitchen/breakfast room and utility room beyond. There is also a ground floor bedroom and smartly fitted bath/wet room. The first floor provides four bedrooms, a bathroom and a separate w.c.

The house enjoys a generous frontage to Castle Road with ample parking on the driveway which also access the integral double garage over which is a useful attic room. To the rear the mature 115 ft garden enjoys a sunny aspect and backs directly onto Eaton Lands.

SITUATION

This attractive property is situated in an exclusive location on Castle Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively short walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service to both.

Hythe is well served with 4 supermarkets (including Waitrose) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a panelled door, coved ceiling, staircase to first floor, access to understairs storage cupboard, double glazed window to side, radiator, doors to:

SITTING ROOM

Open fire within a copper housing in a tiled surround, pair of wall light points, coved ceiling, bay with double glazed windows to front, radiator.

DINING ROOM

Wall light points, bay with double glazed windows and window seat to side, UPVC and double glazed door with double glazed windows to either side opening to and overlooking the rear garden, radiator, square archway to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher with square edged worktops inset with one and a half bowl, stainless steel sink and drainer unit with mixer tap and four burner induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated eye level double oven/grill, housing for fridge freezer, peninsular breakfast bar, coved ceiling, double glazed window to side, double glazed window to rear, overlooking the garden, radiator, door to:

UTILITY ROOM

Range of base cupboards with roll top granite effect work surface inset with ceramic sink and drainer unit with mixer tap and tiled splashback, coordinating wall cupboards, wall-mounted gas-fired Worcester boiler, space and provision for washing machine and tumble dryer, doors to:

BEDROOM

Coved ceiling, recessed lighting, double glazed casement doors opening to and

overlooking the rear garden, double glazed window to side, radiator.

BATH/WET ROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, low-level WC with concealed cistern, wall-hung wash basin with mixer tap, mirror, pair of wall lights and shaver point above, shelved storage cupboard, recessed lighting, monsoon shower with handheld attachment, high-level obscured double glazed window to side, heated ladder rack towel rail, extractor fan.

INTEGRAL DOUBLE GARAGE

Electronically operated roller door to front, personal door to side, power and light, hatch with loft ladder giving access to the fully boarded and lined.

ATTIC ROOM with double glazed Velux roof light to rear.

FIRST FLOOR LANDING

Access to deep shelved heated linen cupboard, housing factory lagged hot water cylinder, doors to:

BEDROOM 1

Fitted wardrobe cupboards, double glazed windows to side and rear, overlooking the garden and enjoying views of Eton lands, radiator.

BEDROOM 2

Double glazed window to front overlooking the garden, radiator.

BEDROOM 3

Double glazed window to rear overlooking the garden and enjoying views of Eton lands, Radiator.

BEDROOM 4

High level storage cupboard, double glazed window to front, radiator.



BATHROOM

Panelled bath within a tiled surround, wash basin with vanity shelf below, cabinet and shelving above, obscured double glazed window to side.

SEPARATE WC

Low level WC, obscured double glazed window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low timber panelled fence with wrought iron gates opening to a generous driveway providing off-road parking and access to the integral garage. The remainder of the garden is laid to lawn or occupied by borders planted with a variety of shrubs, herbaceous and other plants, including laurel, laburnum, smokebush, roses and hebe amongst others. A personal gate to the side of the porch leads to the:

REAR GARDEN

To the side of the house, a paved patio area continues to a generous paved terrace spanning the width of the property from where steps lead down to a generous expanse of lawn with borders planted with a variety of shrubs and herbaceous plants including rosemary, lupin, iris, roses and pampas grass amongst others together with a magnificent specimen spruce tree. The garden is well enclosed by mature hedging and to the far end a gateway gives access to Eton lands. Outside lighting.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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





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Approximate Gross Internal Area
Ground Floor = 122.8 sq m / 1322 sq ft
First Floor = 75.1 sq m / 808 sq ft
(including attic room above garage)
Total = 197.9 sq m / 2130 sq ft

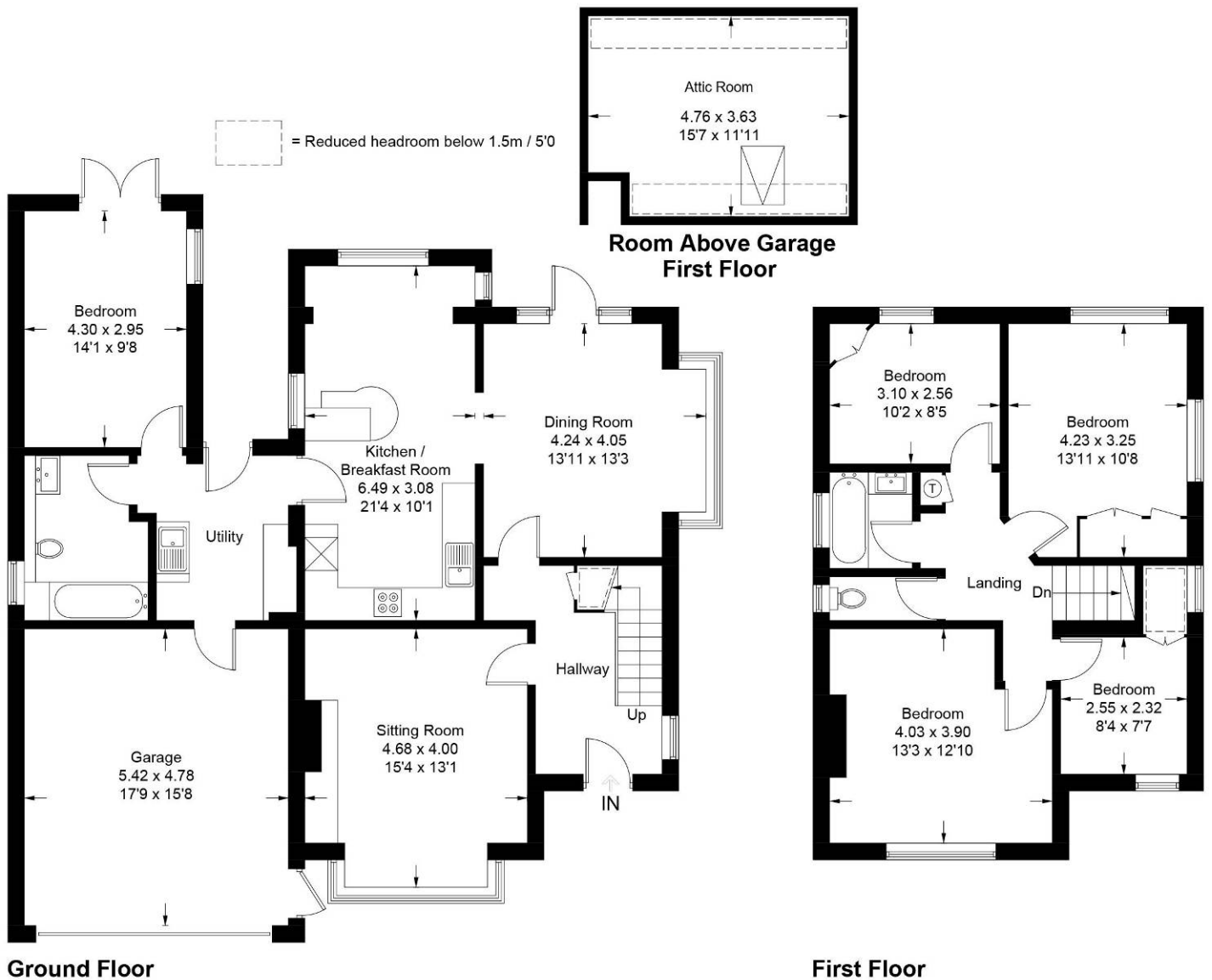


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