



49 High Street, Hythe, Kent CT21 5AD



## 6 TANNERS HILL GARDENS, HYTHE

**£525,000 Freehold**

In a much sought after location and occupying a generous plot which backs onto Eaton Lands, this thoughtfully extended semi detached house provides spacious open plan living accommodation, 3 bedrooms, bath and shower rooms. Long south/west facing garden with log cabin, ample parking. EPC C.



## **6 Tanners Hill Gardens, Hythe CT21 5HY**

### **Entrance Hall, Sitting Room open plan to Kitchen/Dining Room, Snug, Utility Area, Shower Room, Three Bedrooms, Bathroom, 175ft South West Facing Garden, Ample Parking**

#### **DESCRIPTION**

This attractive semi-detached family house occupies a generous plot with its garden backing onto Eaton Lands, a large expanse of open space providing an idyllic backdrop.

The house has been thoughtfully extended to provide comfortable accommodation which has been designed to compliment a modern lifestyle. The welcoming entrance hall leads to a sitting room with a cosy wood burning stove, this area leads to the kitchen/dining space which is set beneath a vaulted ceiling, opens onto the garden and is open plan to a utility area. There is also a snug and shower room on the ground floor. The first floor comprises three double bedrooms and a bathroom.

To the rear of the property there is a secluded south/west facing garden measuring in excess of 170 feet at the end of which is a log cabin and additional parking area currently utilised as a vegetable garden, accessible from the lane to the rear which runs alongside Eaton Lands. There is ample parking to the front of the house.

#### **SITUATION**

Tanners Hill Gardens is a particularly desirable location which backs directly onto and accesses Eaton Lands with its attractive wild flower meadows, playing fields, woodland and allotments. It is within walking distance of the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools also within a short walk and Brockhill Performing Arts College is only a little further on. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street offering a range of independent shops and restaurants is also nearby. There are also 4 supermarkets in the town (including Waitrose, Sainsburys and Aldi). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities. Directly at the end of the garden there is a large expanse of open ground known as Eaton Lands which comprises a playing field, wild flower meadow, allotments and a wooded valley.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 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 an arched timber panelled and obscured glazed door, quarry tiled floor, staircase to 1st floor, radiator, door to shower room, door to:

### **SITTING ROOM**

Fireplace recess encompassed by oak timbers and incorporating a freestanding woodburning stove over a natural stone hearth, timber effect flooring, radiator, bi-folding doors opening to the snug, open plan to:

### **KITCHEN/DINING ROOM**

A generous space set beneath a vaulted ceiling with three double glazed Velux roof lights, the kitchen area incorporating a range of base cupboard and drawer units, recess and plumbing for dishwasher, roll top woodblock work surfaces inset with one and a half bowl sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, stainless steel extractor hood above the four burner gas hob, integrated eyelevel double oven/grill, two double glazed windows to rear, double glazed casement doors with double glazed windows to either side opening to and overlooking the garden, timber effect flooring throughout, two radiators, plan to:

### **UTILITY AREA**

Space for freestanding fridge freezer, cupboard with recess to side with provision for washing machine, space for tumble dryer, wood block worktops, coordinating wall cupboards, wall mounted gas fired boiler, timber effect flooring, double glazed door to side.

### **THE SNUG**

Timber effect flooring, shelved recess with low-level storage cupboard, double glazed window to front, radiator.

### **SHOWER ROOM**

Well fitted with a contemporary suite comprising twin sized walk-in shower

enclosure with thermostatically controlled shower, close coupled WC, wash basin with vanity drawers below and illuminated mirrored cabinet above, tiled floor, tiled walls, obscured double glazed windows to front and side, radiator, heated ladder towel rail, extractor fan.

### **FIRST FLOOR LANDING**

Double glazed window to front above the stairwell, doors to:

### **BEDROOM**

Double glazed windows to side and rear overlooking the garden, radiator.

### **BEDROOM**

Double glazed window to front enjoying sideways views to the sea, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Double glazed window to rear, radiator, access to loft space.

### **BATHROOM**

Twin ended panelled bath, wash basin with vanity cupboard below, low-level WC, tiled walls, obscured double glazed window to side, heated ladder towel rail, access to linen cupboard.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is predominantly occupied by gravelled driveway providing off-road parking for a number of vehicles with a pathway to the front door. There are beds planted with a variety of shrubs and other plants including dogwood, holly and camellia. Side access can be gained to the:





## REAR GARDEN

The garden to the rear of the property enjoys a south-westerly aspect with a generous paved terrace spanning the width of the house with a raised bed behind it planted with a variety of shrubs, herbaceous and other plants with a central flight of steps leading up to an area which is largely topped in slate chippings dotted with ornamental grasses and incorporating a further paved terrace together with a wildlife pond. A further flight steps leads to an elevated area of lawn dotted with various specimen trees and backed by a beech hedge beyond which is a further area of lawn with various fruit trees and with an elevated **timber framed cabin with a covered decked terrace** before it, supplied with power and light and with integral **tool store** to the rear of it. Beyond this building is a gravelled area with raised vegetable beds and double gates giving access to the lane to the rear beyond which is Eaton Lands.

## EPC Rating Band C

### COUNCIL TAX

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

### VIEWING

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

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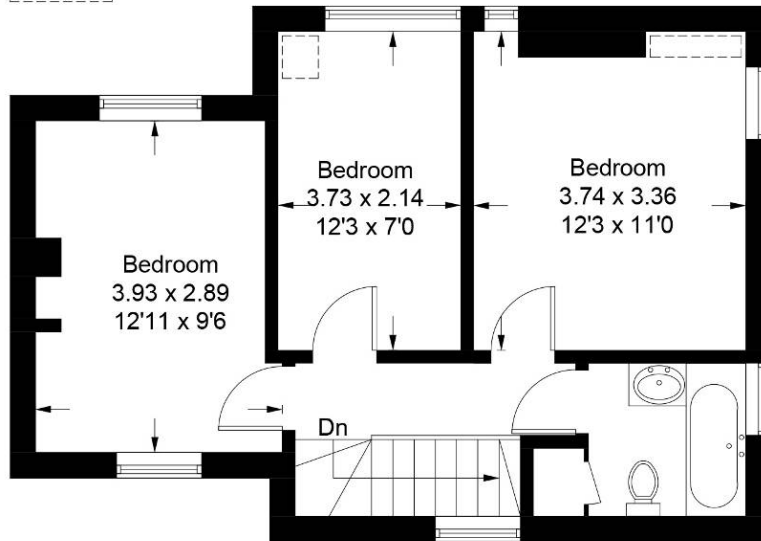
# Tanners Hill Gardens, Saltwood, CT21

Ground Floor Area = 72.9 sq m / 785 sq ft

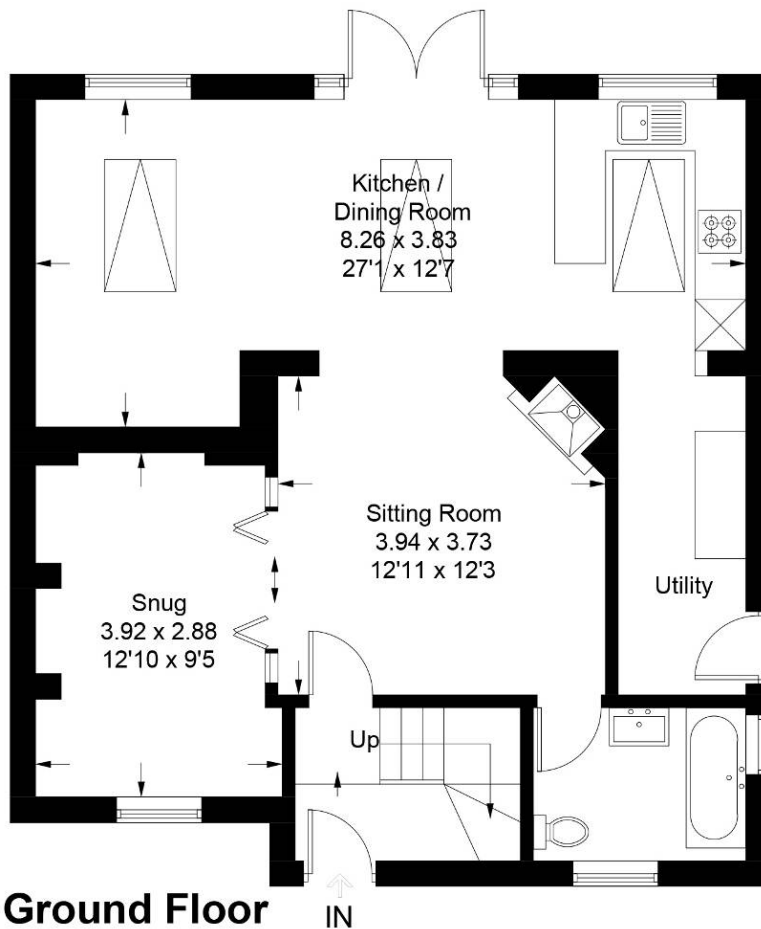
First Floor Area = 42.3 sq m / 455 sq ft

Total = 115.2 sq m / 1240 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183722)