



The Old Stables 7a Bartholomew Street, Hythe, Kent. CT21 5BS

Guide Price £425,000



- Detached period residence
- Two bedrooms
- Wealth of character
- South facing rear garden
- Refurbished throughout

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated just off Hythes high street yet offering a pretty south facing garden and courtyard to the front. Hythes high street offers a good selection of independent shops, cafes, bars, restaurants and pubs as well as the all-important Waitrose store, Iceland, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town and Hythe enjoys an unspoilt promenade. Doctors surgeries, dentists, library and council offices are all also located within the general town centre area. High speed rail services are available from both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A beautifully presented period detached residence, having been subject to considerable renovations and improvements in recent years by the present owners and now offering a truly magnificent period home, improvements include; an upgraded kitchen, modern shower room and good decorations and floor coverings throughout, the walled garden to the rear which is south facing has been beautifully landscaped and is considered to be a major feature of the property as is the walled courtyard to the front of the property

RECEPTION HALL

with composite stable style part paned front door with window to side, oak style amtico flooring, radiator, staircase with balustrade to first floor, built in cupboard under stairs

LIVING ROOM (17' 06" x 11' 04"Max Max) or (5.33m x 3.45m Max)

feature enamelled multi fuel stove with feature brick wall behind, oak style amtico flooring, inset spotlights, south facing UPVC double glazed window with outlook over garden, UPVC double glazed French doors to garden, radiator

KITCHEN/BREAKFAST ROOM (15' 07" x 9' 05") or (4.75m x 2.87m)

porcelain deep butler sink with mixer tap over set in stone worktop with cream finished cottage style cupboards under with range of high and low level drawers and cupboards, plumbing for washing machine and dishwasher set behind matching cupboards, integrated Bosch electric oven/grill with further grill and oven over, wall mounted Worcester Bosch combination boiler for central heating and domestic hot water, space for dresser unit, inset spotlights, UPVC double glazed window with outlook over front courtyard, space for breakfast/dining table, matching built in dresser style unit with integrated fridge and freezer under

FIRST FLOOR

LANDING/STUDY AREA/SNUG (15' 06" x 6' 02") or (4.72m x 1.88m)

(irregular in shape & sloping ceiling to side) (average measurement and including the stairwell) having raised mezzanine platform, radiator, Velux roof light with blind, oak style amtico flooring, exposed brick work and beams

MASTER BEDROOM (11' 06" x 12' 03"Max Max) or (3.51m x 3.73m Max)

having vaulted ceiling with exposed timbers, radiator, feature exposed brick work wall, inset spotlights, two Velux roof lights with blinds, oak style amtico flooring, built in double wardrobe cupboard

BEDROOM (11' 08" x 9' 07"Max Max) or (3.56m x 2.92m Max)

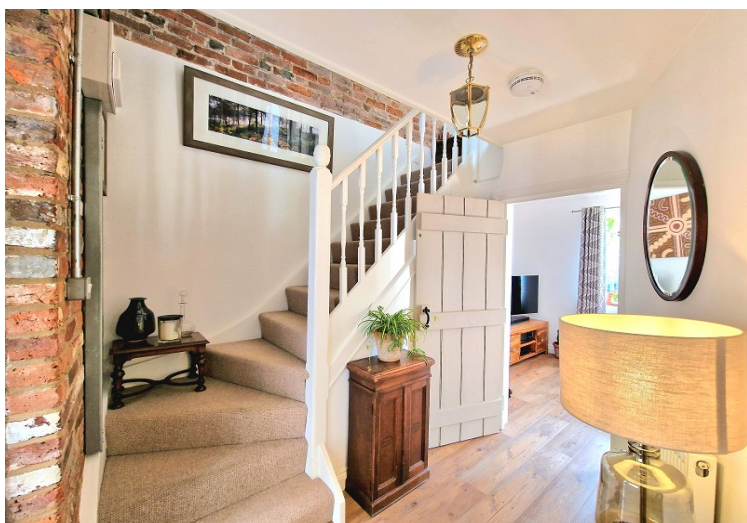
having vaulted sloping ceiling, radiator, exposed brickwork, Velux roof light window with built in blind, oak style amtico flooring, UPVC double glazed window with pleasant outlook

SHOWER ROOM

comprising contemporary shower area with rain head over, inset spotlights, radiator, low level WC, vanity wash hand basin with mixer tap and cupboard under, tiled splash back, exposed timbers, Velux roof light with built in blind, oak style amtico flooring

OUTSIDE

To the rear of the property is an enclosed south facing garden laid to pea beach with raised beds with a good selection of inset plants, shrubs and trees, outside lighting, built in covered wood store, raised area with space for water feature and having power point. Wooden shed with power giving availability for further fridge/freezer if required. The rear garden is enclosed by walls, one with feature railing over. The front courtyard is walled with feature church style door to roadway, paved area, outside tap and brick steps and balustrade, two feature horse feeders converted to plant holders. The property currently has a CCTV system which includes three CCTV cameras for security monitoring



Tenure - Freehold

Council tax - Band B

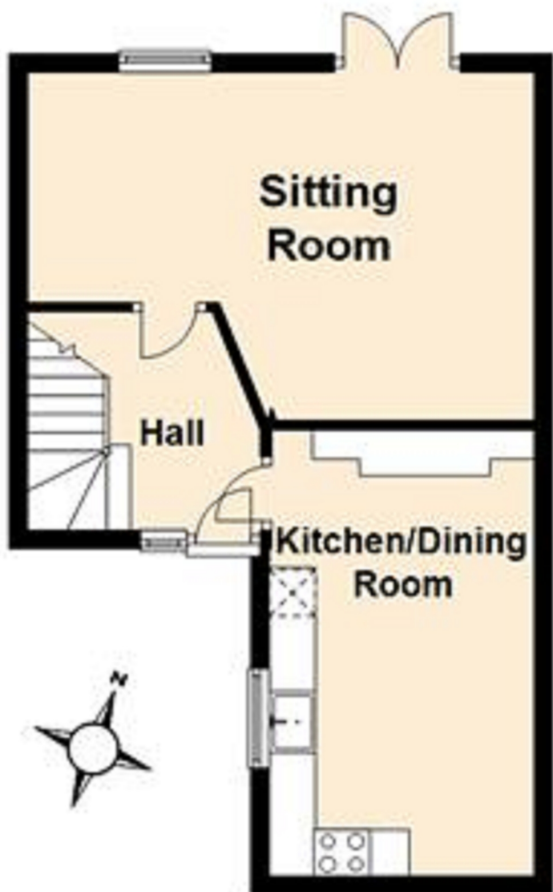
Local Authority - Folkestone & Hythe District Council





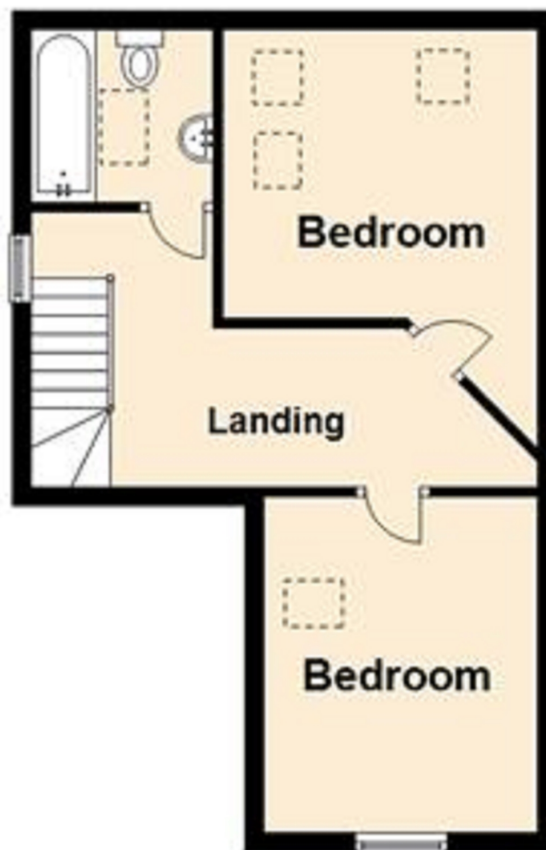
Ground Floor

Approx. 38.1 sq metres (410.4 sq. feet)



First Floor

Approx. 38.5 sq metres (414.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.