



Spindlewood Hillcrest Road, Hythe, Kent. CT21 5EX

Guide Price **£950,000**



- Beautifully presented detached residence
- Four double bedrooms
- Integral garage & parking for several cars
- Rear garden with summerhouse & shed
- An early viewing is highly recommended

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



Situated on the Hythe/ Saltwood borders and enjoying sea views from the first and second floor. The Cinque Port town of Hythe is easily accessed via a network of footpaths, the town centre offering a good selection of independent shops, together with the all important Waitrose store, Iceland, Sainsburys and Aldis. The historic Royal Military canal runs through the centre of the town, Hythe also offers an unspoilt seafront. The village centre of Saltwood is also within easy reach, it offering; a newsagents/ general store, a good primary school, village hall, Castle Hotel and the award winning Michelin star Hide and Fox restaurant. Secondary schooling is also available on the edge of the village with both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone stations accessing London St Pancras in just over fifty minute. Folkestones Harbour Arm has also had considerable investment in recent years and offers an outdoor screen together with a host of pop-up restaurants, bars and the champagne bar in the old lighthouse, the railway bridge across the harbour leads to the award winning Rocksalt restaurant and Folkestones sandy beach. The old high street also offers an eclectic range of shops, restaurants and bars.

A beautifully presented four bedroom detached residence located in a sought after road offering good size accommodation throughout as well as integral garage & parking for several cars. The property comprises of dining hall, kitchen/breakfast room, utility room, WC, split level landing, living room & study to the ground floor. The first floor has two double bedrooms enjoying en-suites to both with a split level landing giving access to two further double bedrooms and a bathroom. The second floor gives access to a hobby room which has access to eaves storage space as well as a ladder leading up to a full height loft space allowing good storage. The property enjoys well tendered rear garden with summerhouse & shed with driveway to the front allowing access for several cars as well as a garage with integral access. An early viewing is highly recommended to appreciate what this property has to offer.

GROUND FLOOR

DINING HALL

with front door, glazed windows overlooking front, fireplace with stone surround and hearth, radiator, glazed window overlooking side, stairs leading down to garage

KITCHEN/BREAKFAST ROOM

with tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, one and a half bowl stainless steel sink with mixer taps over, glazed windows overlooking rear garden, Velux windows, AGA oven, localised tiling, integrated fan assisted oven with four ring hob and extractor fan over, integrated fridge freezer, integrated dishwasher

UTILITY ROOM

with tiled flooring, a selection of high and low level cabinets, laminate worktops, radiator, space and plumbing for washing machine, ceramic sink with mixer taps over, localised tiling, glazed door with window to side allowing access to side

CLOAKROOM

with tiled floor, WC, glazed frosted window, hand basin with mixer tap over, localised tiling

GARAGE

with glazed frosted high level window, workbench to rear, ceramic sink, radiator wall mounted boiler, fusebox and electric meters, power, lighting and electric roller door

SPLIT LEVEL LANDING

LIVING ROOM

with frosted glazed windows to side, three radiators, fireplace with stone surround and tiled hearth, glazed sash windows overlooking front

HOME OFFICE

with glazed window overlooking rear garden, radiator, stairs leading down to door accessing rear garden

FIRST FLOOR

LANDING

with frosted glazed window to side, airing cupboard housing hot water cylinder with shelving over

BEDROOM

with glazed window overlooking rear, radiator, built in wardrobe with hanging rail and shelving over

EN-SUITE

with wood effect flooring, WC with concealed cistern, frosted glazed window to side, hand basin with mixer taps over, radiator, shower cubicle, localised tiling





BEDROOM

with glazed sash windows overlooking front, built in wardrobes with hanging rails and shelving over, two radiators

EN-SUITE

with wood effect flooring, WC, hand basin with mixer taps over, localised tiling, frosted glazed window to side, radiator, panelled bath with mixer taps with separate hand attachment and shower with glass shower screen

SPLIT LEVEL LANDING

with airing cupboard housing pressurised hot water cylinder with shelving over

BEDROOM

with glazed window overlooking rear garden, radiator, built in wardrobes with hanging rails and shelving over, Velux window

BATHROOM

with wood effect flooring, WC, hand basin with mixer taps over, frosted window overlooking side, access to eaves storage space, radiator, localised tiling, walk in shower cubicle with rainfall shower and separate hand shower

BEDROOM

with glazed window overlooking front with sea glimpses, radiator, Velux window, sink with mixer tap over and storage cupboard under, built in wardrobe with hanging rails and shelving over

SECOND FLOOR

HOBBY ROOM

with Velux window overlooking front with sea views, a selection of low level units with laminate worktops over, radiator, frosted Velux window to side, Velux window overlooking rear, low level eaves storage space to both sides of room, stairs leading to

FULL HEIGHT LOFT SPACE

with power, lighting, allowing good storage space

OUTSIDE

The property enjoys a good sized rear garden with patio leading onto an area mainly laid to lawn with a selection of borders and a path leading up to a patio seating area with a summerhouse. Further to the rear there is an area perfect for a vegetable patch with pergola to the side with patio seating area. The property has side access providing access to the front as well as access to shed. The front of the property enjoys an in and out driveway with parking for several cars with a selection of shrubs and trees to the side.

Tenure - Freehold

Council tax - Band G

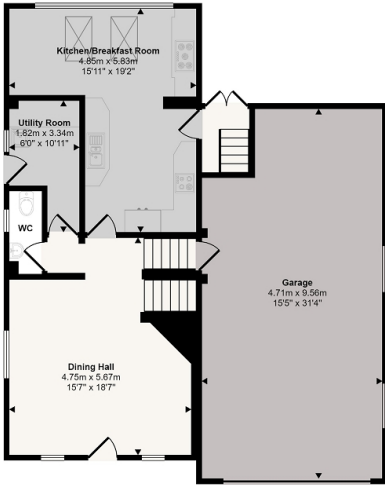
Local Authority - Folkestone & Hythe District Council





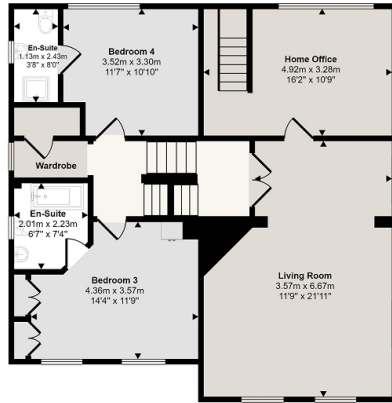


Approx Gross Internal Area
285 sq m / 3072 sq ft

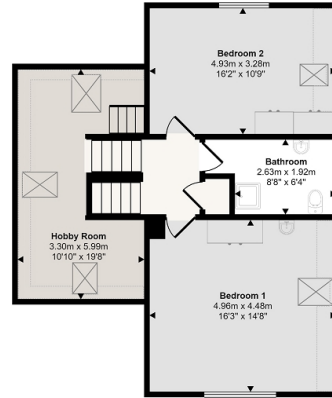


Ground Floor
Approx 102 sq m / 1103 sq ft

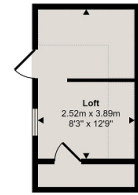
Denotes head height below 1.5m



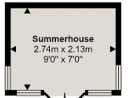
First Floor
Approx 95 sq m / 1028 sq ft



Second Floor
Approx 70 sq m / 754 sq ft



Third Floor
Approx 12 sq m / 128 sq ft



Summerhouse
Approx 6 sq m / 63 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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.