



Spanton Crescent

Hythe CT21 4SF

- Impressive Detached Family Home
 - Four Bedrooms
 - Large Kitchen/Diner
- Family Bathroom & En Suite
 - Double Garage
- Hillside Location Affording Stunning Views
 - Spacious Living Room
 - Separate Utility Room
- Beautifully Landscaped Gardens
 - Ample Off-Road Parking

Guide Price £600,000 - £650,000 Freehold





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Mapps Estates are delighted to bring to the market this substantial detached four bedroom family home set on the hillside affording far-reaching views across Hythe to the Romney Marsh and bay. The accommodation is immaculately presented and well-proportioned throughout, the ground floor comprising an entrance lobby opening to a welcoming reception hall, a cloakroom, spacious living room opening onto a sun terrace, a large kitchen/diner opening onto a charming covered patio, and a separate utility room, with four bedrooms, a family bathroom and an en suite bathroom to the first floor. The property is set in beautifully landscaped front and rear gardens, and enjoys a double garage and ample off-road parking for up to six cars or space for a caravan/motorhome if required. An early viewing of this impressive family home comes highly recommended.

Located in an elevated position affording westerly views of the surrounding countryside and within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and 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 Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Ground Floor:

Entrance Lobby 6'3 x 5'10

With UPVC reeded double glazed front door with full length windows to sides, fitted doormat, coat-hanging space, radiator. feature reeded glass panels and door opening to reception hall, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash basing set into wall-hung wooden drawer unit with wall-mounted mixer tap over, feature hexagonal tiled floor, feature tiled wall, radiator.

Reception Hall 17'5 x 5'10

With engineered wood flooring, stairs to first floor with understairs store cupboard, radiator, feature reeded glass door to kitchen/diner and double doors opening to living room.

Living Room 19'8 x 13'10

With front aspect UPVC double glazed window looking onto garden, large rear aspect sliding door opening to sun terrace and garden, feature fireplace with inset coal effect gas-fired stove, engineered wood flooring, radiator.

Kitchen/Diner 20'3 (max) x 11'10

Comprising Dining Area with large rear aspect UPVC double glazed sliding door opening to patio and garden, tiled floor, radiator, opening through to a modern fitted kitchen with range of matching store cupboards and drawers, square edge wood effect worktops with tiled splashbacks and breakfast bar, inset resin sink/drainage with mixer tap over, side aspect UPVC double glazed window, Miele four ring ceramic hob with extractor over and AEG electric oven under, integrated AEG larder fridge and freezer, space and plumbing for dishwasher, fitted high level microwave, recessed downlighters, tiled floor, radiator, reeded glass door opening to utility room.



Utility Room 6'7 x 5'6

With fitted wood effect square edged worktop with tiled splashback and inset stainless steel sink/drainage with mixer tap over, space and plumbing for washing machine and tumble dryer, fitted store cupboards, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, loft hatch, tiled floor, radiator, UPVC frosted double glazed door opening to side porch.

Side Porch 8'1 x 4'9

With pitched polycarbonate roof, UPVC double glazed windows and front and back doors, wall light, power point and gas meter.

First Floor:

Landing

With rear aspect UPVC double glazed window enjoying a far-reaching view of the hillside, Romney Marsh and the bay, loft hatch with fitted loft ladder, built-in linen cupboard with fitted shelving, radiator.

Bedroom 12' x 9'10

With front aspect UPVC double glazed window looking onto garden, radiator, door to en suite bathroom.

En-Suite Bathroom 6'6 x 5'9

With UPVC frosted double glazed window, recessed bath with mixer tap, rainfall shower and separate hand-held shower attachment over, vanity unit comprising wash hand basin with mixer tap over set into shelf with store cabinet and drawers under, WC with concealed cistern to side, wall-hung drawers with shelf over, heated towel rail, mostly tiled walls, tiled floor.

Bedroom 13'6 x 7'5 Approx.

With rear aspect UPVC double glazed window with view of the hillside, Romney Marsh and bay, fitted wardrobes to one wall, radiator.

Bedroom 11'11 x 7'5

With rear aspect UPVC double glazed window with view of the hillside, Romney Marsh and bay, radiator.



Bedroom 11'12 x 8'6

With front aspect UPVC double glazed window looking onto garden, radiator.

Family Bathroom 8'8 x 6'6

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, fully tiled separate shower cubicle with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and drawers under, WC, heated towel rail, part-tiled walls, tiled floor.

Outside:

To the front of the property is a large driveway providing off-road parking space for five/six cars or a caravan or motorhome if required. There is a lean-to bike store to the rear of the garage. A pathway cuts through the attractive terraced front garden which has been planted with a variety of shrubs and laid to beach shingle. The rear private and secluded garden has been beautifully landscaped and is arranged over two levels. The

top tier has been laid mostly to sandstone paving and comprises a spacious sun terrace with space for a hot tub and a wall-mounted awning over, and a charming patio by the dining room door with a pergola over and a garden pond to the side. Steps on both sides lead down to the garden level which has been laid to lawn and planted with a beautiful array of shrubs, flowers and trees including a feature Canary palm tree. In addition, there are outside power points and wall lights, and a lean-to store to one side of the house.

Double Garage 17'9 x 16'

With electric wooden up and over garage door, pitched roof with loft storage space, side door and window, power and light.





Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating C

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

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.