



49 High Street, Hythe, Kent CT21 5AD



3 HONEYWOOD COTTAGES, ASHFORD ROAD, SANDLING

£525,000 Freehold

Ideally situated in a convenient position between Saltwood and Westenhanger in a pretty semi rural location, close to stations and to the motorway network, a spacious semi detached family home offering versatile 4 bedroom accommodation, designed to compliment a modern life style. Garage, parking, garden. EPC D



3 Honeywood Cottages, Ashford Road, Sandling CT21 4HP

**Entrance Hall, Sitting Room, Dining Room, Study,
Kitchen/Dining/Living Space, Utility, Cloakroom,
Principal Bedroom suite with walk in wardrobe & en-suite,
Three Further Double Bedrooms (one with en-suite), Family Bathroom**

DESCRIPTION

This much loved family home is being offered for sale for the first time in over twenty three years since it was purchased by the current owners who immediately embarked on a programme of repair, restoration and extension. The result is a superb property offering spacious and versatile accommodation which has been designed to compliment a modern lifestyle.

The attractively presented accommodation comprises a welcoming entrance hall leading to a stunning open plan kitchen/dining/living space with a sleek contemporary kitchen installation with integrated appliances, quartz worktops and adjoining utility room and cloakroom. In addition there are three separate reception rooms currently used as a sitting room, dining room and study. The first floor comprises three double bedrooms, one with en-suite shower room, and a family bathroom. The fourth/principal bedroom is approached via dressing area with adjacent living space from where stairs lead to the second floor principal bedroom with it s own en-suite shower room and from where some lovely views of the adjoining countryside can be enjoyed.

To the front of the house there is ample parking, a carport which also provides access to the attached garage. To the rear, the secluded garden has been designed for ease of maintenance and provides the perfect space for alfresco dining and entertaining

SITUATION

Sandling Road is a convenient location close to the sought after village of Saltwood with its pretty village green, local shop, Michelin starred Hide & Fox restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street and variety of independent shops, boutiques, cafés and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, squash, cricket and bowls clubs, 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.

Commuting links are excellent with the motorway network (M20 Junction 11) 0.7 of a mile distant, main line railway station at Sandling, 0.6 of a mile, the Channel Tunnel Terminal 3 miles, the ferry port of Dover 12.5 miles and Ashford International Passenger Station 11 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (11 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 uPVC and obscure double glazed door, staircase to first floor, access to storage cupboard, tiled floor, radiator, door to study and door to:

KITCHEN/DINING/LIVING SPACE

A generous space with tiled flooring throughout.

Kitchen

Well fitted with a contemporary range of base cupboard and drawer units incorporating integrated Bosch dishwasher and Bosch double oven, square edged quartz worksurface inset with 1 ½ bowl under mounted sink with grooved drainer to side and mixer tap, Bosch induction hob with extra extractor hood above, coordinating up-stands co, coordinating full height cupboards incorporating integrated fridge and freezer, pull out larder cupboards, coordinating island unit, double glazed window to rear, double glazed doors giving access to the garden, open to:

Dining/living space

Fireplace recess housing woodburning stove, two contemporary vertical radiators, tiled floor, picture rail, recessed lighting, door to:

UTILITY ROOM

Floor standing Grant boiler, built in cupboards (one with recess and plumbing for washing machine), recessed lighting, tiled floor, door to:

CLOAKROOM

Low-level WC, pedestal wash basin with illuminated mirror over.

STUDY

Bay with double glazed windows to front, attractive cast iron fireplace with provision for open fire, built-in cupboards, picture rail, radiator, timber effect flooring.

INNER HALL

Doors to:

SITTING ROOM

Double glazed doors with full height double glazed windows to either side looking through and giving access to the garden beyond, picture rail, timber effect flooring, radiator.

WALK-IN CLOAKS/STORAGE ROOM

Obscure double glazed window to side, tiled floor, radiator.

DINING ROOM

Double glazed window to front, radiator.

FIRST FLOOR LANDING

Double glazed window to front, recessed lighting, radiator, doors to:

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Bay with double glazed windows to front, attractive cast on fireplace, built-in wardrobe cupboard, radiator.

BEDROOM

Attractive cast iron fireplace, double glazed window to rear with views over open fields, radiator, access to eaves storage cupboard, door to:

EN-SUITE SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, wall hung wash basin with vanity cupboard below, pair of Velux windows, radiator, recessed lighting, extractor fan.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC with concealed cistern, wash basin with vanity cupboards below and to side, illuminated mirror, tiled walls, extractor fan, recessed lighting, radiator.



PRINCIPAL BEDROOM SUITE

A generous space, open through to walk in wardrobe with double glazed window to side, full height double glazed window overlooking open fields, radiators, staircase to second floor bedroom with two Velux windows, door to:

EN-SUITE SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, wall hung wash basin, access to eaves storage, tiled walls, tiled floor, recessed lighting, extractor fan, heated towel rail.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and directly to the rear of the house is a generous terrace paved in stone effect porcelain tiles, extending to the remainder of the garden which is laid to astroturf for ease of maintenance and backed by a raised border.

Within the garden is a generous oak-framed L shaped covered structure, providing an area for alfresco entertaining, dining, a built-in bar, and provision for a generously sized hot tub. Outside lighting, power points and tap.

FRONT GARDEN

The garden to the front of the property is largely occupied by a generous block paved driveway providing off road parking and turning for a number of vehicles, together with access to the covered carport where there are double doors opening to a generously sized:

GARAGE

Equipped with work benches, wall hung storage cupboards, power and light and double doors opening to the rear garden.

EPC Rating Band D

COUNCIL TAX

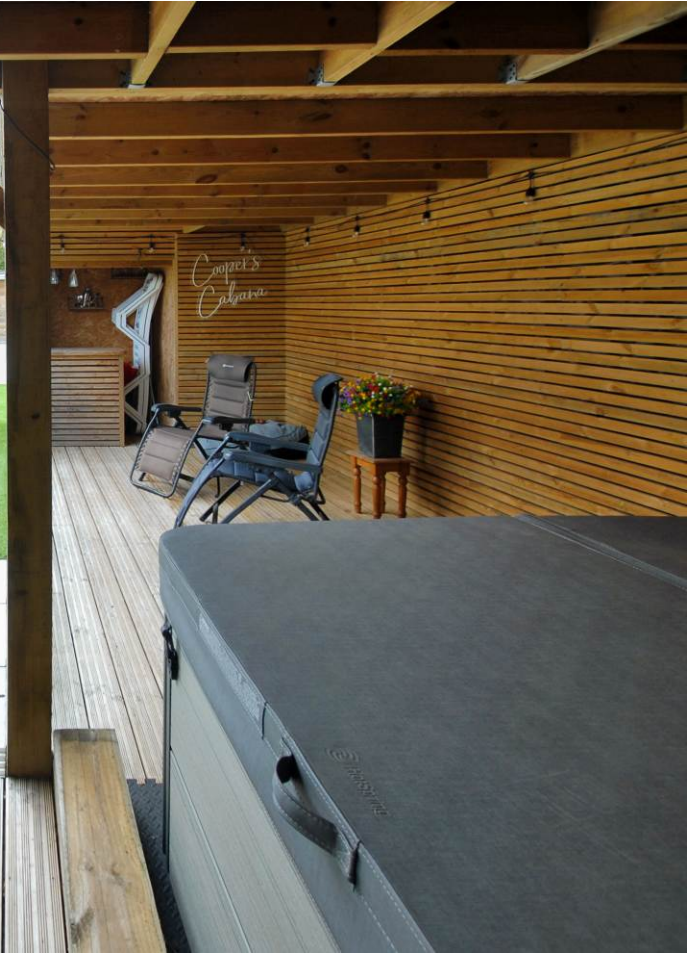
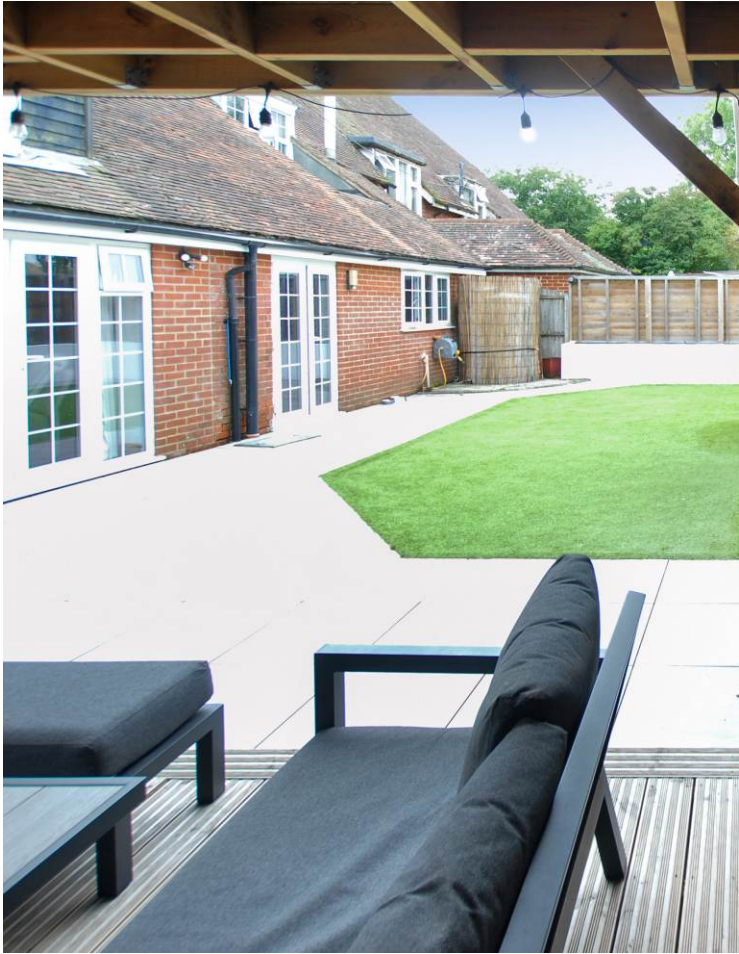
Band D approx. £2,387.27 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

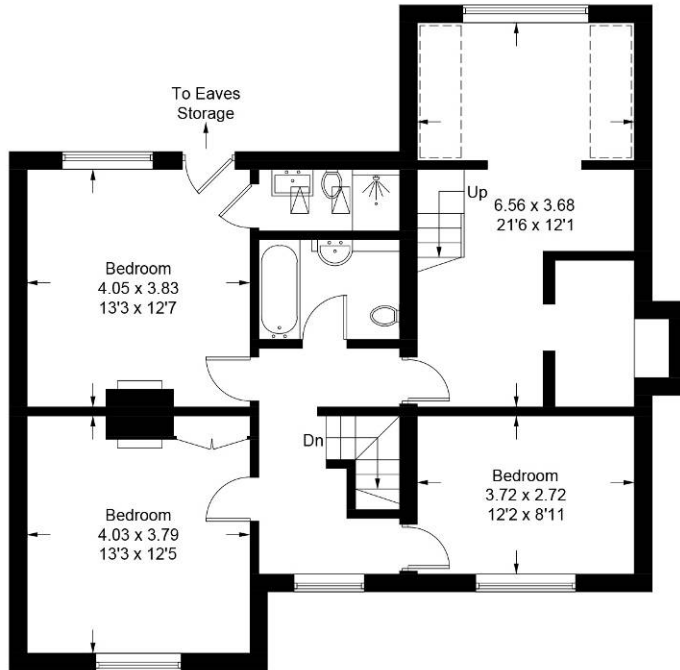


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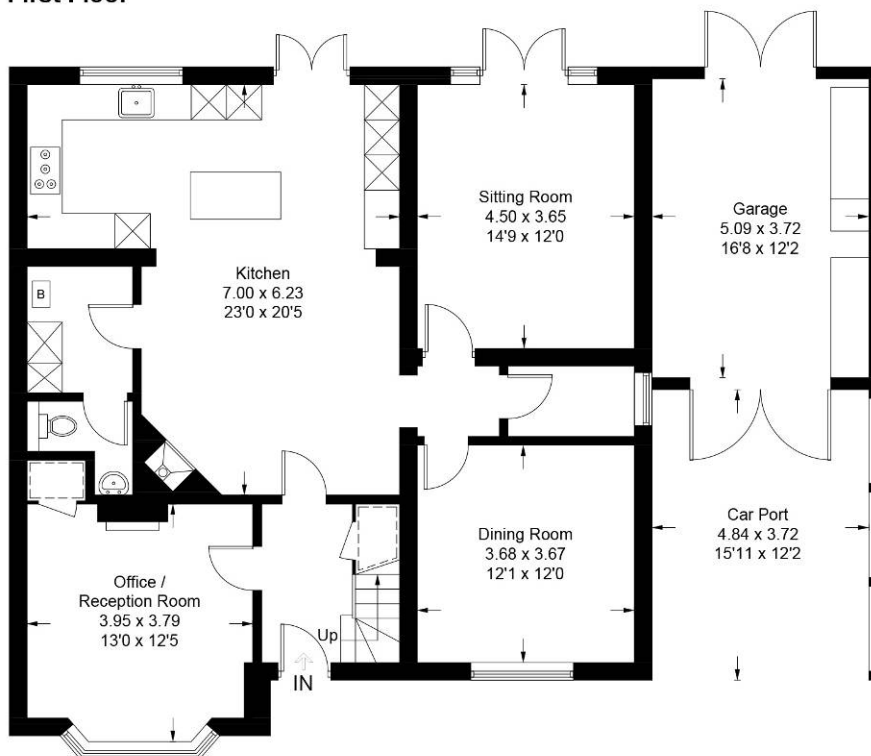


Honeywood Cottages, Sandling, CT21

Approximate Gross Internal Area
 Ground Floor = 107.0 sq m / 1152 sq ft
 First Floor = 86.5 sq m / 931 sq ft
 Second Floor = 22.0 sq m / 237 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 234.4 sq m / 2523 sq ft
 (Excluding Car Port)

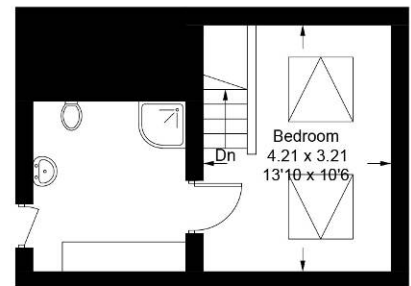


First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor

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