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ST. MARYS ROAD, WEST HYTHE, CT21 4NU



## Offers In Excess Of £600,000

This impressive four-bedroom detached family home offers spacious and well-balanced accommodation, ideal for modern family living, and is tucked away in a quiet no-through lane in sought after hamlet of West Hythe.

At the heart of the home is a stunning kitchen/dining room, thoughtfully designed to create a bright and sociable space. Featuring contemporary fittings and ample room for dining and entertaining, this area is enhanced with bi-folding doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

In addition, the property benefits from two further reception rooms, providing flexibility for a formal lounge, family room, or home office.

Upstairs, there are four well-proportioned bedrooms, with two enjoying en suite shower rooms, alongside a modern family bathroom, ensuring convenience for busy households.

Externally, the property is complemented by a driveway offering ample off-road parking, along with a rear garden, ideal for relaxing and entertaining. Generously sized, low-maintenance south-facing rear garden featuring a decking area and a detached garden studio, offering excellent potential.

This is a superb opportunity to acquire a stylish and versatile family home, perfectly suited for contemporary living.

### Agents Notes -

The vendor has made us aware that the weather boarding to the left hand side of the home, the en suite to the second bedroom and the Juliet Balcony in the master bedroom will all be completed by exchange of contracts.

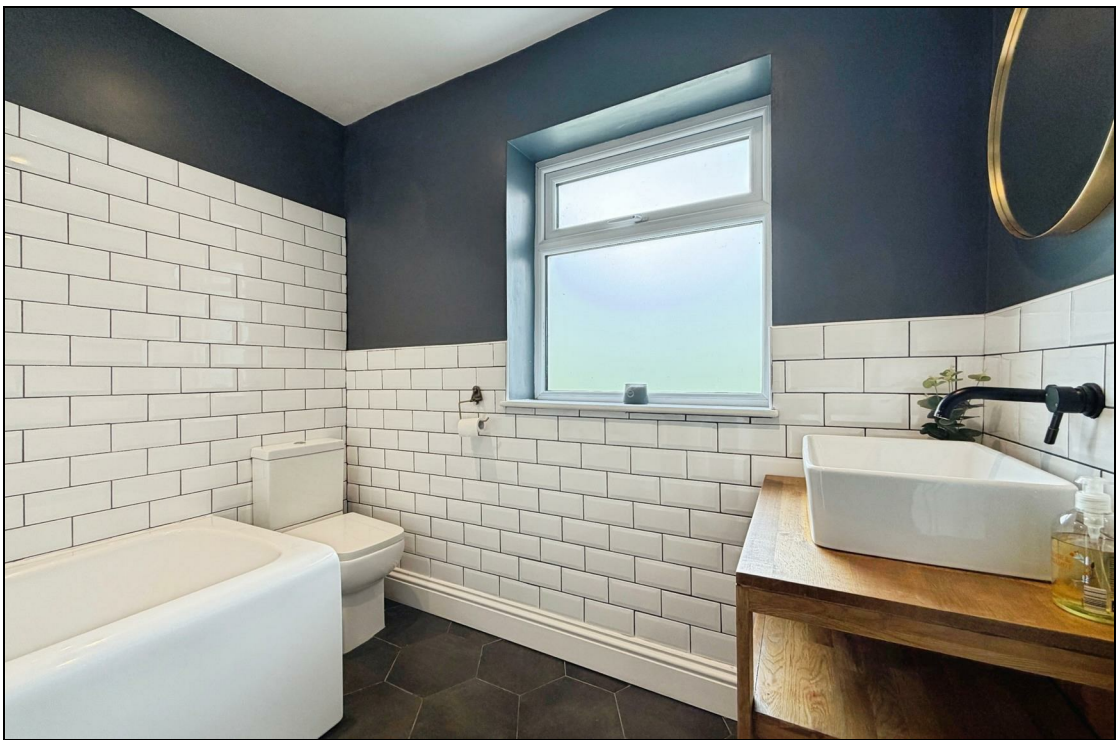
The garden studio will be sold as seen.

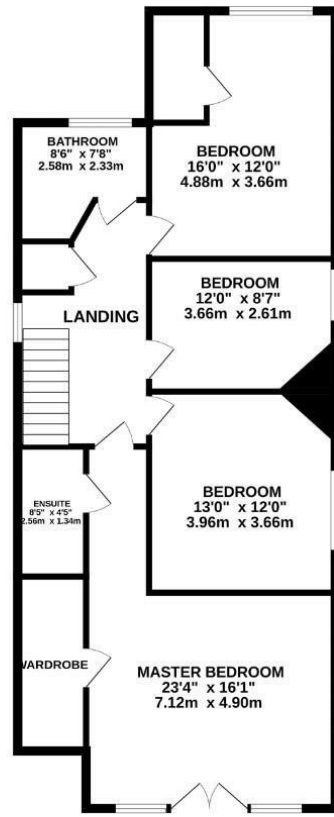
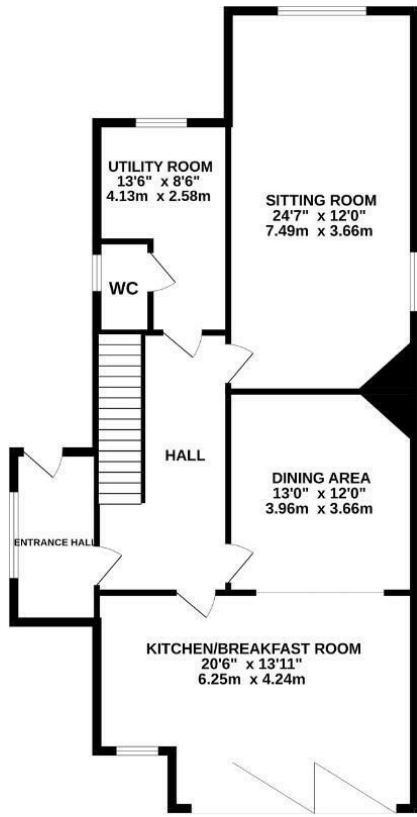


- EXTENDED FOUR BEDROOM DETACHED HOME
- IMPRESSIVE KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM WITH JULIET BALCONY
- TWO EN SUITES AND FAMILY BATHROOM
- SOUGHT AFTER RURAL LOCATION
- LARGE REAR GARDEN
- DRIVEWAY WITH AMPLE PARKING
- DETACHED STUDIO WITH POTENTIAL

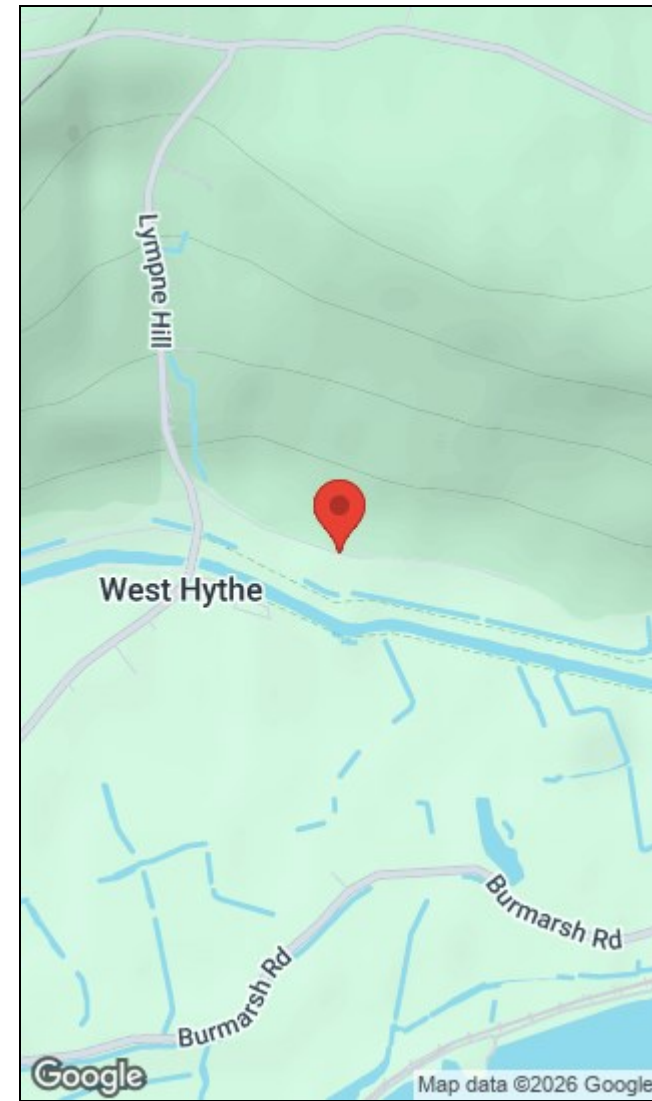








TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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