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# St. Marys Road, West Hythe

Asking Price £750,000



A substantial and beautifully presented five-bedroom detached family home, set within the sought-after area of West Hythe, offering generous and versatile accommodation ideal for modern family living.

The ground floor boasts three well-proportioned reception rooms, providing excellent flexibility for entertaining, home working, or family life. These include a welcoming sitting room with an attractive wood burning stove, creating a warm and inviting focal point, alongside additional reception spaces including, family room and study

At the heart of the home is a modern kitchen/breakfast room, thoughtfully designed with breakfast area, patio doors leading to the garden and internal doors leading to the dining area. The dining area features bi-folding doors that open directly onto the southerly facing rear garden, perfect for indoor-outdoor living and summer entertaining.

Upstairs, the property offers five bedrooms, making it ideal for larger families or those seeking guest accommodation, with well-appointed en suite shower room to master and family bathroom completing the first floor.

Externally, the home enjoys a private, southerly facing rear garden, ideal for both families and entertaining. The garden features a superb detached timber cabin with cloakroom facilities, electricity and internet, offering excellent versatility as a home office, gym, studio, or guest space. This is complemented by a generous lawned area and a variety of mature flower and shrub borders. There is a vegetable area and a woodland area as well as a 10x18 potting shed with storage. The garden also has apple trees, a pear tree, a cooking apple tree, two plum trees, a cherry tree, blueberry bush, raspberries, redcurrant and several black current bushes.



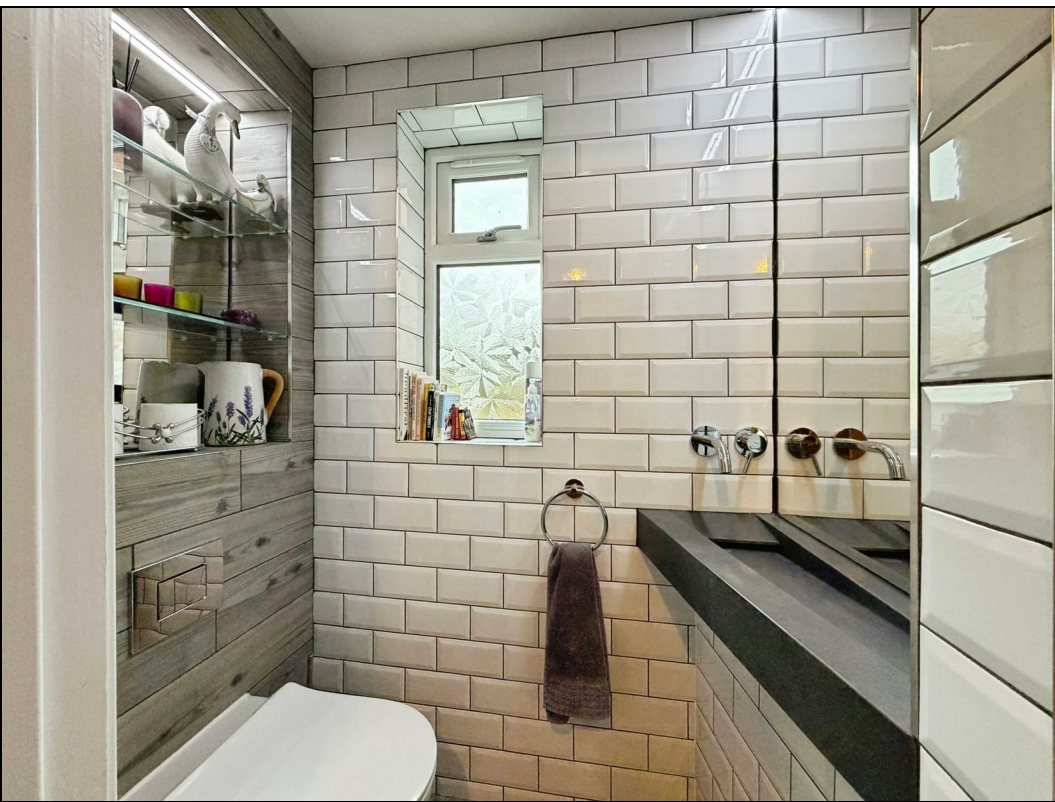
- Substantial and beautifully presented detached home
  - Generous and versatile accommodation
  - Three well-proportioned reception rooms
- Modern kitchen/breakfast room with patio doors leading to garden
- Bi-folding doors from the dining area open onto a southerly facing garden
- Five bedrooms, including a master with en suite & bathroom
- Garden featuring a generous lawn and mature flower and shrub borders
- Timber cabin with cloakroom, ideal as a home office, gym, studio, or guest space with electricity and internet
- Ample off-road parking and integral garage to the front
- Sought after semi rural location backing onto the Royal Military canal and 5 minutes walk to (Unit 1)





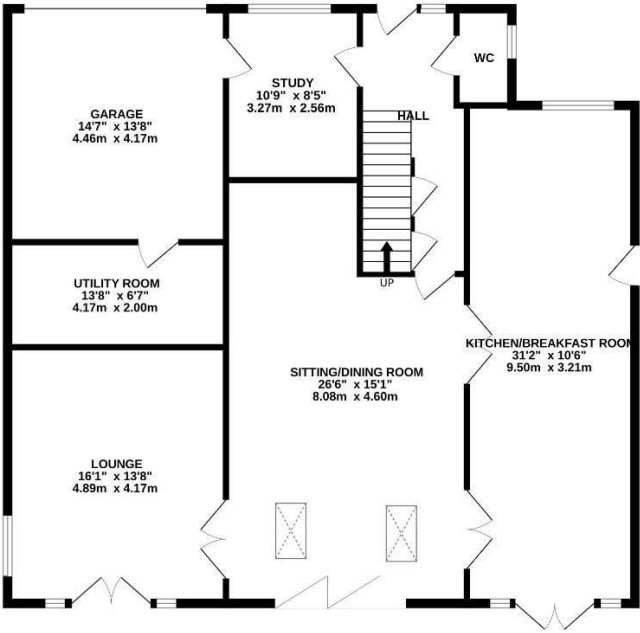




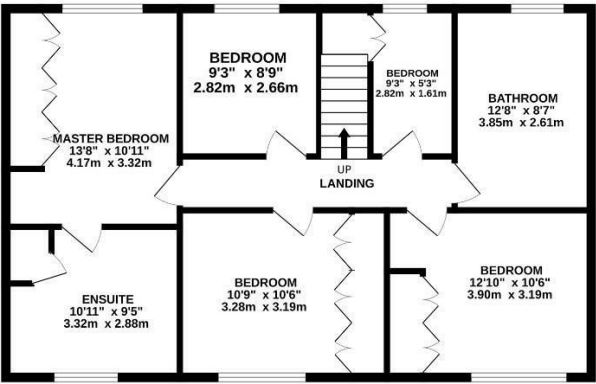




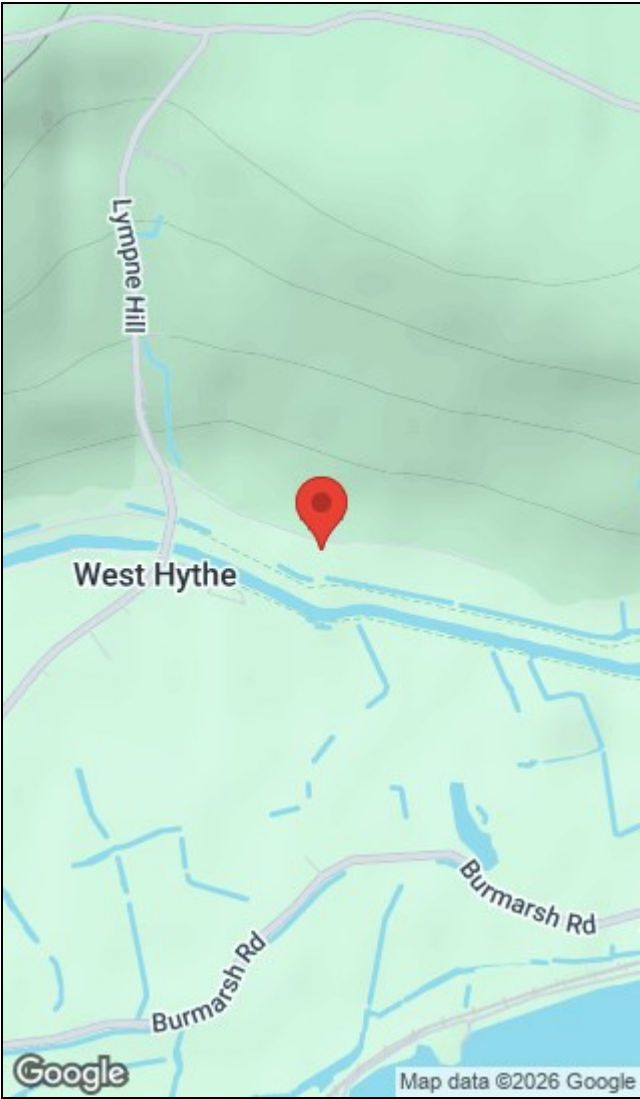
GROUND FLOOR



1ST FLOOR



Whilst every attempt 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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