



FELLS GULLIVER
ESTATE AGENTS

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81 Hobart Drive, Hythe SO45 6FD

£375,000

- Delightful family home
- 'Live in' kitchen family room
- Stunning gardens
- Two further well proportioned bedrooms
- Home office
- Extensively re-modelled
- Separate sitting room
- Spectacular principal bedroom with views
- Refitted bathroom suite
- Viewing essential





3

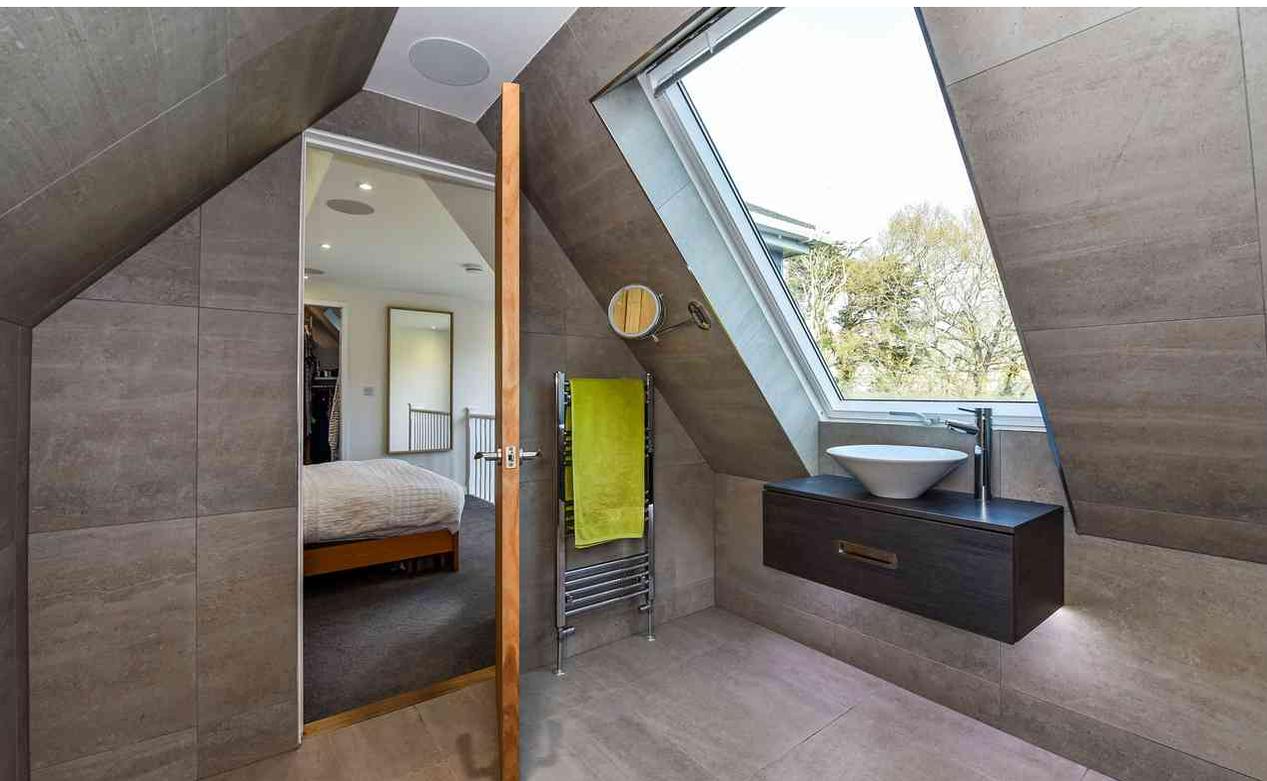


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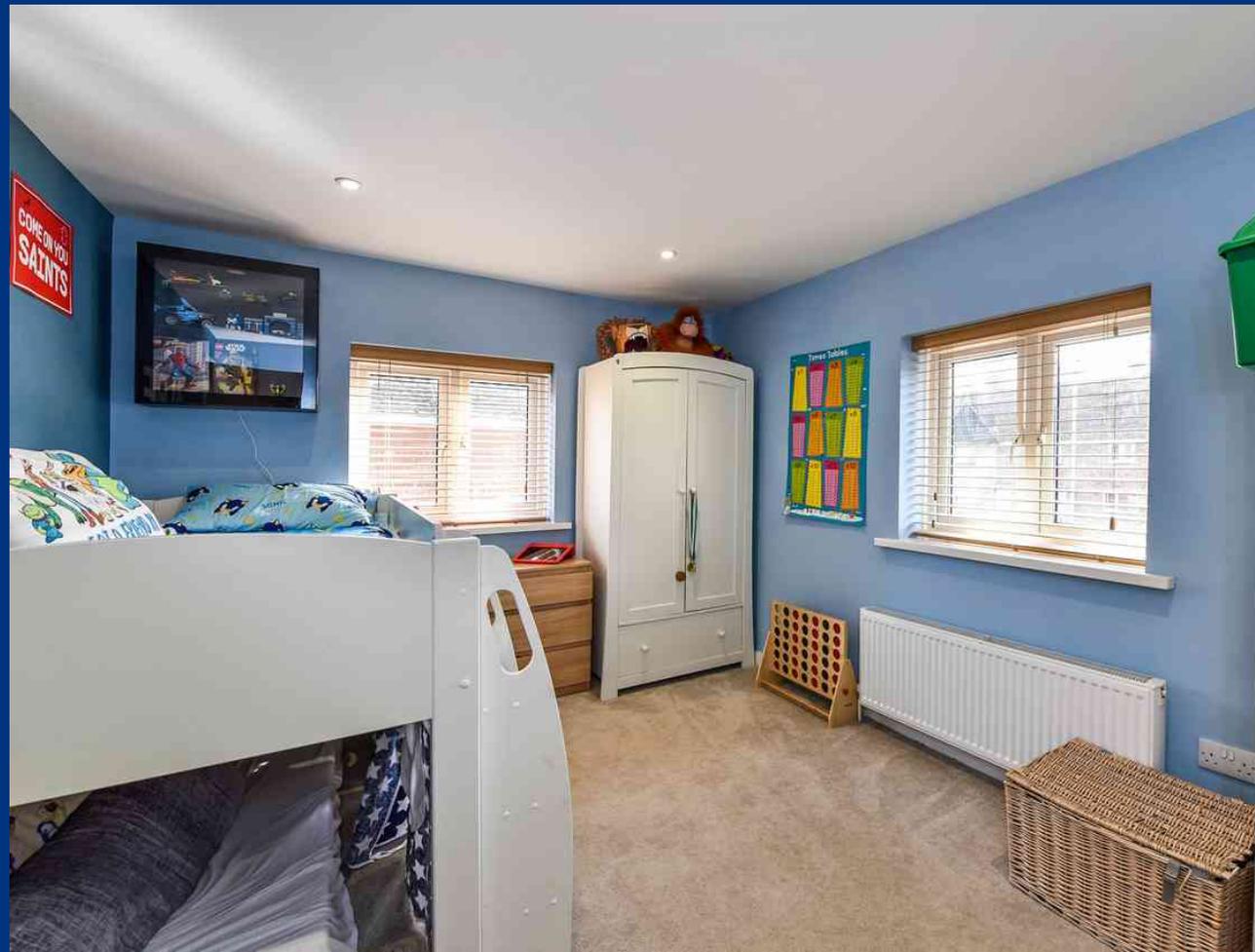


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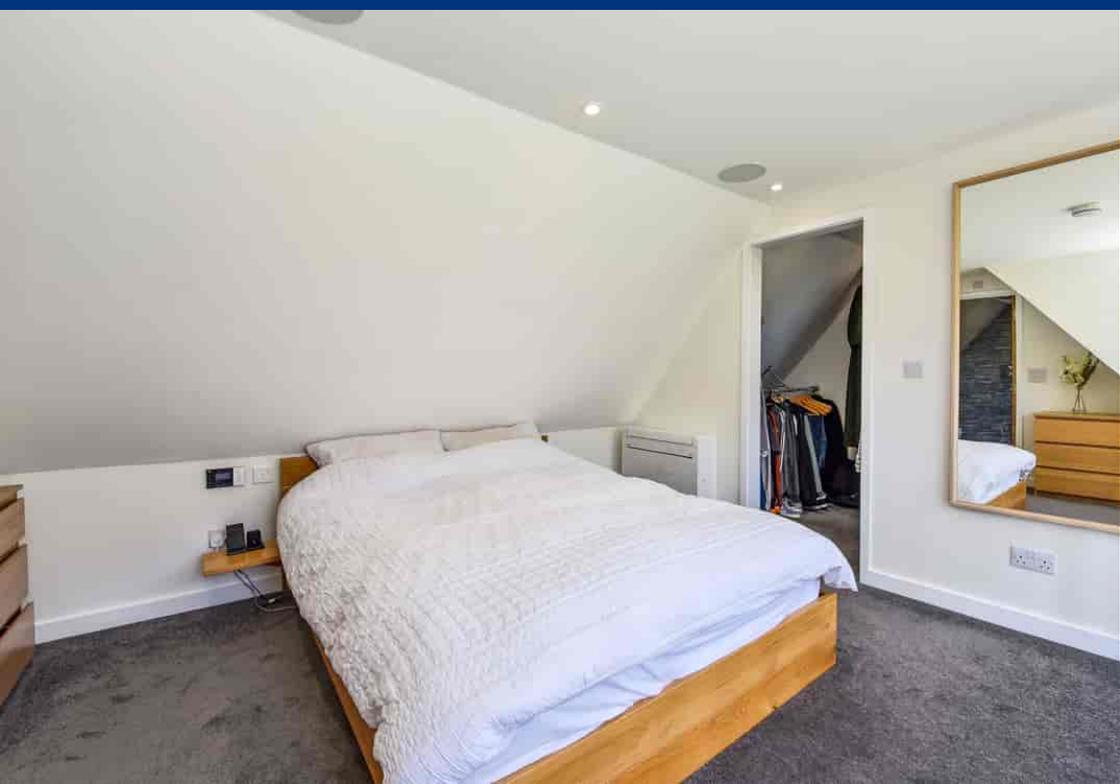
A superb family home which has been the scheme of significant improvement and clever reconfiguration. The spacious accommodation is laid out over three floors, with a stunning principle bedroom suite occupying the top floor, with walk in dressing area, en-suite and a superb double height window offering amazing views over the gardens and woodland beyond.



Having been transformed through a scheme of renovation and improvements, more details of which can be found, in our technical note later in the brochure, this really is a lovely family home. A composite front door leads to an entrance hallway off of which can be found the 'live in' family kitchen, featuring a range of eye and base level units, integrated appliances and central island making a super space for informal day to day living. Adjoining this is a spacious bootroom/utility with space and plumbing for a washing machine and vent for a tumble dryer. There is a separate sitting room, both the principal reception room share great views over the large gardens.







Technical Note

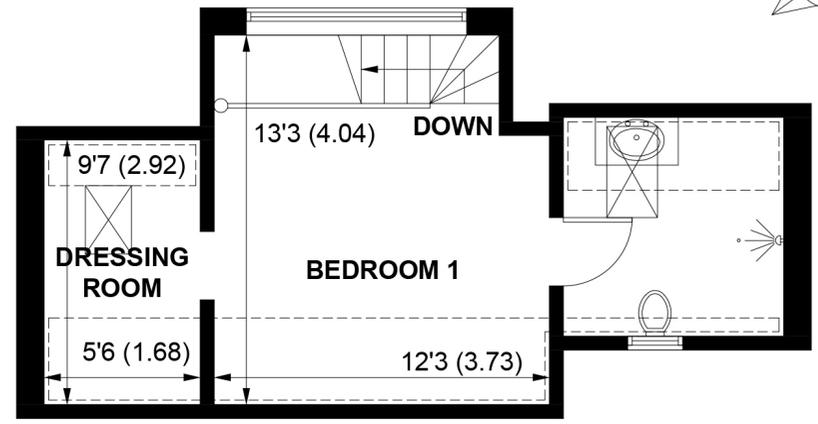
On the first floor there has been significant work to alter the internal layout and this now offers two bedrooms, served by a refitted four piece bathroom suite, and a separate home office or study. The top floor offers a very stylish principal bedroom, with beautiful en-suite and walk in dressing area. Area is complete with newly installed air-conditioning, built-in audio system with ceiling speakers. A superbly designed bespoke double height window offers an abundance of natural light, with amazing views over the gardens and woodland beyond. There is a range of living and feature lighting throughout. Garden lighting is perfect for evening entertaining. There's also a range of secondary lighting on the first floor stairs and en-suite which creates a subtle ambient of light. Fast internet is available with full fibre installed in the property. It also has the benefit of hard-wired internet points available to ensure good coverage throughout.

A full pressurised heating system was installed 5 years ago with smart operating controls. Other heating options available include underfloor heating in the main bathroom.

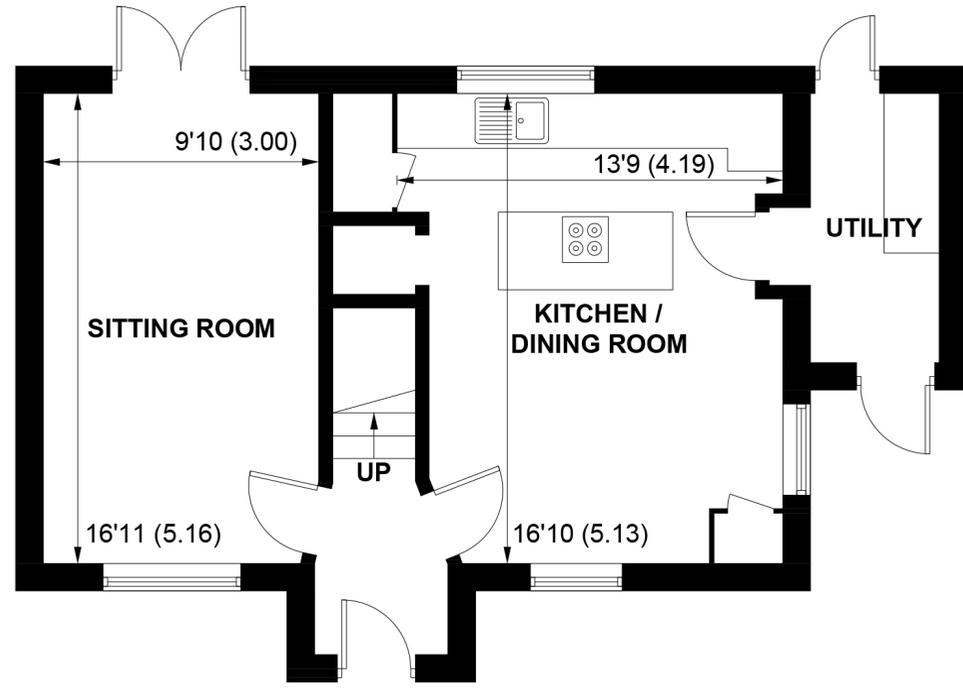
Garden has been landscaped with various relaxation and seating areas including a hot tub. There's a large fully insulated shed with power and lighting also present.



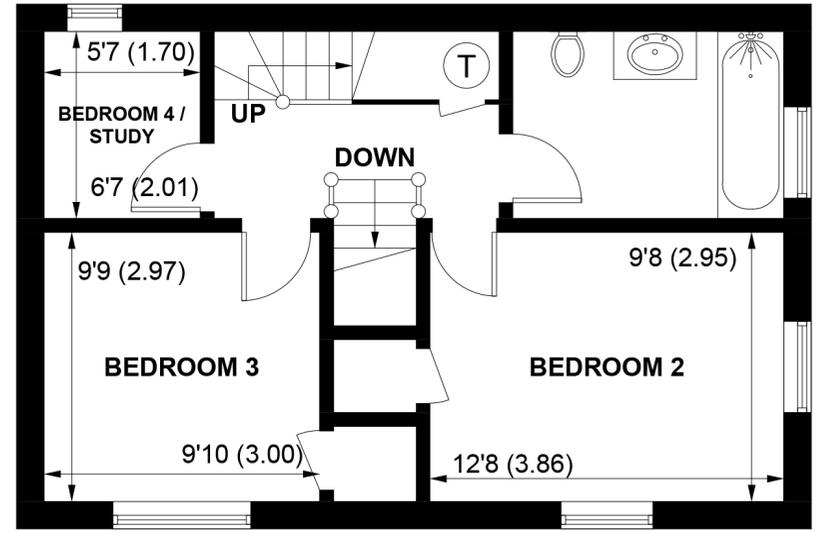
 = REDUCED HEADROOM BELOW 1.5M / 5'0



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1244 SQ FT / 115.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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