



49 High Street, Hythe, Kent CT21 5AD



MARYLAND COTTAGE, CLIFF ROAD, HYTHE

£925,000 Freehold

This enchanting period house enjoys an enviable setting in one of Hythe's most exclusive locations from where it commands stunning views to the sea. The impeccably presented accommodation includes 2 reception rooms, a conservatory, kitchen/dining room and 3 bedrooms (1 en-suite). Garage, parking, pretty gardens. EPC D



Maryland Cottage, Cliff Road, Hythe CT21 5XH

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Study, Conservatory,
Cloakroom,
Three Double Bedrooms (one with En-Suite Bathroom) and a Shower Room,
Delightful Gardens, Garage and Parking**

DESCRIPTION This enchanting property is enviably situated in what is widely considered to be one of Hythe's most exclusive and sought after locations. Cliff Road is a private road, which has recently been resurfaced and from where some wonderful views over the town and of the sea can be enjoyed. The property, which is approached via a long sweeping driveway, is hidden from the road and enjoys a delightfully secluded setting.

Maryland Cottage forms the central section of a grand period property set within beautifully landscaped and delightfully secluded grounds providing an especially unique and extraordinary setting. The pretty facade and thatched roof conceal a beautiful interior which exudes charm and character throughout with many original features. The accommodation, which is of particularly comfortable proportions, comprises a welcoming entrance hall leading to an elegant sitting room with an attractive fireplace, study leading to a pretty conservatory uniting the house with the gardens, a well fitted, open plan kitchen/dining room and a cloakroom. On the first floor there are three particularly generous double bedrooms, one with an en-suite bathroom and a separate shower room, all three bedrooms boasting wonderful views over Hythe and of the sea.

The garden to the rear of Maryland Cottage is stunning. Having been thoughtfully planted with a great deal of consideration for year-round interest, it incorporates a wonderfully secluded terrace, the ideal position in which to relax and dine alfresco, above which is a pretty summerhouse, the ideal vantage point from where to enjoy the views of the sea. The rest of the garden is laid to a generous expanse of lawn with other specimen plants of interest. The property also benefits from a garage with an electronically operated roller doors together with private parking.

SITUATION Maryland Cottage is enviably situated on Cliff Road, an exclusive location on the hillside within reasonable walking distance (around 1.25 miles) from the town centre with its 4 supermarkets (including Waitrose), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path. The attractive, unspoilt seafront and long pebbly beach is a level walk away. There are a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre and Spa, cricket, squash, bowls and lawn tennis clubs, 2 golf courses (Sene Valley being directly to the rear of the property), sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar Schools in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High-Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door, polished parquet flooring, painted brick walls, window to front, radiator staircase to 1st floor, shelved storage cupboard, doors to:

SITTING ROOM

Polished parquet flooring, pretty gothic arch themed moulded fireplace with coal effect gas fire, coved ceiling, picture window to rear overlooking the gardens and with views to the sea in the distance, radiators.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a high gloss white finish and incorporating integrated dishwasher, roll top worktops inset with one and a half bowl ceramic sink and drainer unit with mixer tap, four burner halogen hob, coloured glass splashback, coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, further bank of coordinating units incorporating integrated electric oven, integrated fridge and freezer, pull out larder cupboard, wall shelving, window to side, peninsula breakfast bar creating a divide between the kitchen and the:

DINING ROOM

Shelved recess, built-in storage cabinets, window to side, double glazed casement door with double glazed windows to the side opening to and overlooking the rear garden with views of the sea beyond, radiator.

STUDY

Polished parquet flooring, access to understairs storage cupboard, shelved recesses to either side of former chimney breast, painted brick walls, open plan to:

CONSERVATORY

Of UPVC and double glazed construction beneath a pitched double glazed roof, windows to sides and casement doors to the garden enjoying views of the sea in the distance, radiator.

CLOAKROOM

Well fitted with a contemporary suite comprising low level WC with concealed cistern, storage cupboard to side with worktop and wash basin with mixer tap, polished parquet flooring, opaque window side, radiator.

FIRST FLOOR LANDING

Access to walk-in heated linen cupboard housing hot water cylinder, door to utility space with provision for tumble dryer, space and plumbing for washing machine, storage cupboard, window front, radiator, doors to:

BEDROOM ONE

Two windows to side and further timber framed, double glazed window to rear overlooking the garden and commanding panoramic views of the sea, radiator.

BEDROOM TWO

Comprehensive range of built-in wardrobe cupboards, window to rear overlooking the garden and commanding far reaching views of the sea, radiator, door to:

EN-SUITE BATHROOM

Panelled bath fitted with mixer tap and handheld shower with a tiled surround and with folding glazed shower screen, low level WC with concealed cistern, wall hung wash basin with mixer tap, recessed lighting, extractor fan.

BEDROOM THREE

Built-in storage cupboard, window to rear overlooking the garden and enjoying far reaching views of the sea, radiator.

SHOWER ROOM

Wash basin with vanity cupboard below and mirrored cabinet above, low level w.c. with concealed cistern, tiled shower enclosure with thermostatically controlled shower, window to side, heated ladder rack towel rail.



OUTSIDE

Maryland is approached via a long private driveway shared by the three properties. This provides access to the **garage** and **parking** to the front of the house.

GARAGE

Electronically operated roller door, of a generous size, power and light.

THE GARDENS

Directly to the rear of the property is a generous terrace paved in natural stone and extending into the remainder of the garden which slopes gently away from the house, is laid extensively to lawn and is well enclosed by mature hedging and trellis screening. There are beautifully planted sculpted raised borders within the garden designed for year round interest and planted with a variety of shrubs, herbaceous and other plants including roses, ornamental grasses, lavenders, phormium and phlox amongst others together with an abundance of topiary box hedging and specimen plants. The garden continues to a wide expanse of lawn dotted with various specimen palms, pampas grasses and ornamental trees. Also within the garden is a charming timber framed summer house enjoying an elevated spot, the perfect vantage point from which to enjoy the views of the sea.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

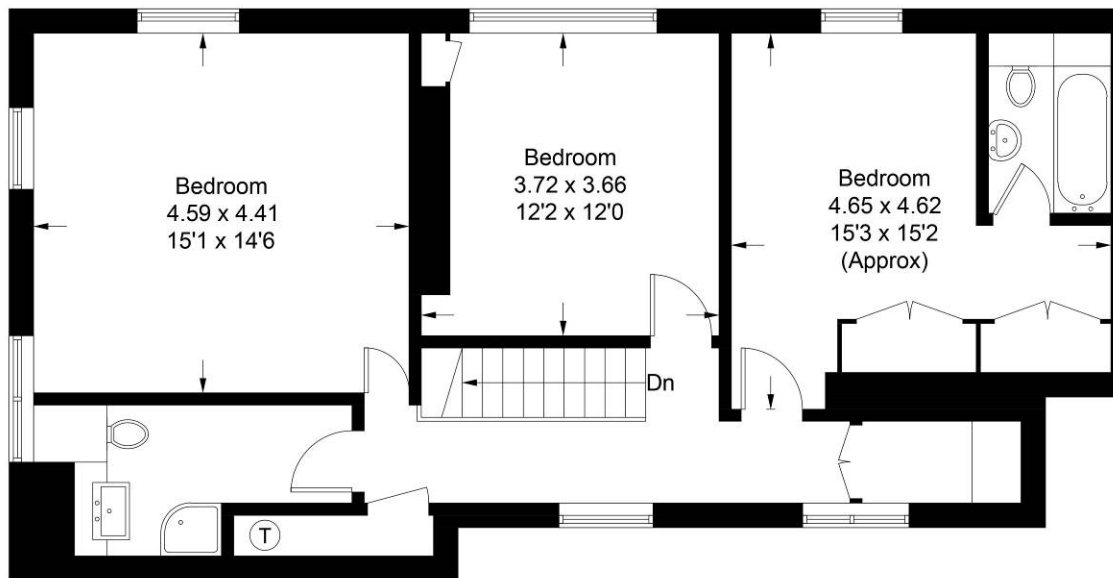


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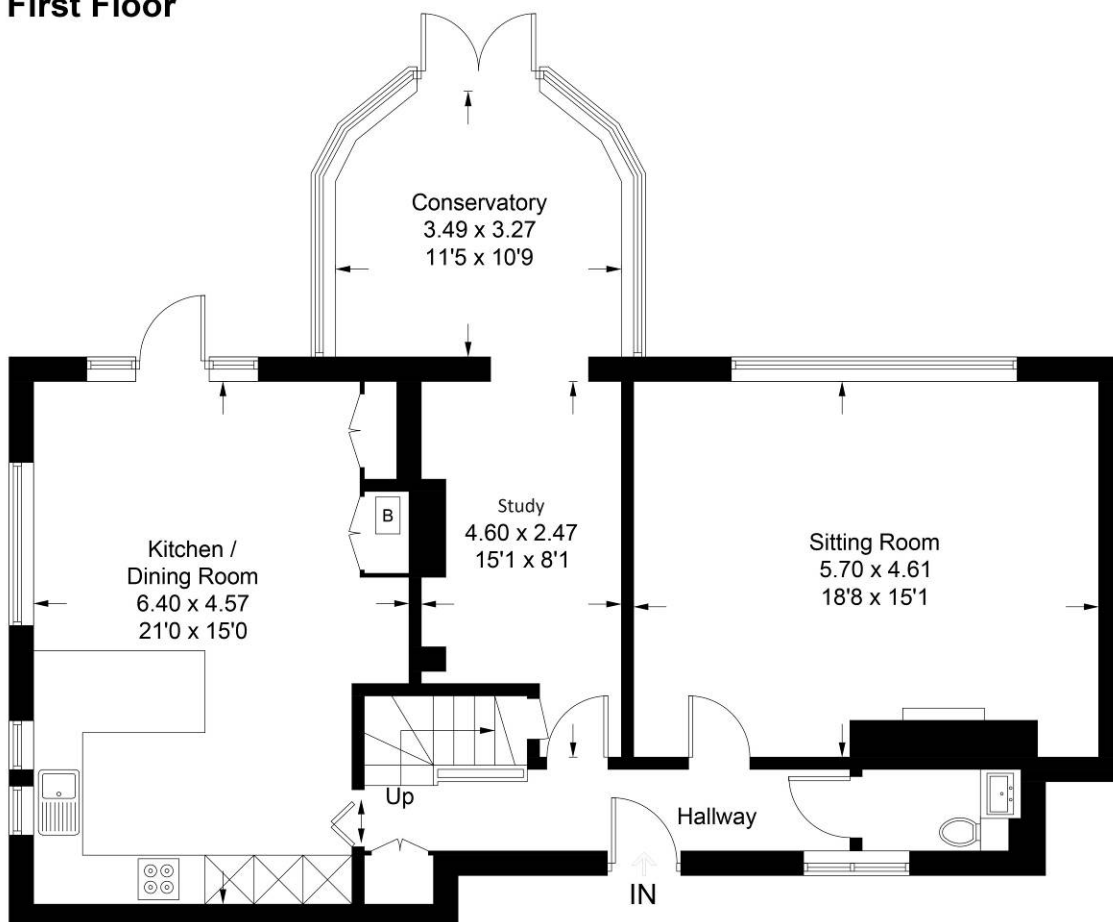


Cliff Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 89.2 sq m / 960 sq ft
First Floor = 77.3 sq m / 832 sq ft
Total = 166.5 sq m / 1792 sq ft



First Floor



Ground Floor

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