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49 High Street, Hythe, Kent CT21 5AD



## **KNOLL COTTAGE 37 THE CRESCENT, SANDGATE**

**£410,000 Freehold**

In the heart of the village, a handsome period house with light, airy & comfortably proportioned 3 bedroomed accommodation arranged over 3 floors. The house retains many original features, is attractively presented throughout & enjoys a delightfully secluded courtyard garden to the rear.



**KNOLL COTTAGE  
THE CRESCENT  
SANDGATE  
CT20 3EE**

**SITTING ROOM, KITCHEN/DINING ROOM, 3 BEDROOMS  
& A BATHROOM**

**DELIGHTFULLY SECLUDED COURTYARD GARDEN**

**GAS CENTRAL HEATING**

**SITUATION**

The Crescent is a popular location moments from the beach and is accessed from the main A259 that runs along the coast between Sandgate and Hythe. It is only a short walk along the promenade to the charming and sought-after village centre, with its eclectic mix of local and boutique shops, pubs and restaurants.

The Cinque Ports Town of Hythe, with its wider range of amenities is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, a choice of golf courses in the immediate vicinity, together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter.

The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant. (All distances are approximate).

**DESCRIPTION**

Knoll Cottage is an elegant period town house, in a very desirable location within the heart of the village. The property appears to have been beautifully maintained by the owners and enjoys attractively presented, light & airy accommodation which is of very comfortable proportions and is arranged over three floors. This includes a pretty sitting room, lovely bright and contemporary kitchen/dining room, 3 double bedrooms and a superb bathroom. A particularly attractive feature of the property is the delightfully secluded, sheltered courtyard garden to the rear.

The accommodation comprises:-

**FRONT PORCH**

With black and white tiled floor, substantial panelled door to:

**SITTING ROOM**

Original marble fireplace surround with painted cast iron inset, gas point to side,

dado rail, coved ceiling, bay with sash windows to front, pair of wall light points, radiators, staircase to first floor, timber panelled and glazed door to:

**KITCHEN/DINING ROOM**

Fitted with a contemporary range of base cupboard and drawer units incorporating two recesses currently housing a washing





machine and tumble dryer but with the ability to house a dishwasher (appliances excluded), also integrated electric oven, roll top granite effect work surfaces inset with stainless steel 1½ bowl sink and drainer unit with mixer tap, 4-burner electric hob with stainless steel and glazed extractor hood above, tiled splashbacks, range of coordinating wall cupboards, integrated fridge and freezer, mirrored upstand, window to rear overlooking courtyard, glazed casement doors with full height window to side opening to and overlooking the courtyard, tiled floor, radiator, wall mounted Worcester gas fired boiler, recessed lighting,

**FIRST FLOOR**

**LANDING**

Staircase continuing to second floor with polished timber moulded handrail and terminating in a block and turned newel post, obscure glazed window to rear, radiator, doors to bathroom and:

**BEDROOM 1**

Attractive over painted cast iron fireplace surround, wardrobe cupboard with pine panelled doors fitted to recess to side of chimney breast, bay with sash windows to front, radiator.

**BATHROOM**

Fitted with a contemporary suite comprising P ended bath with mixer tap and with mains fed thermostatically controlled shower above, low level WC, pedestal wash basin, tiled floor, tiled walls, deep shelved linen cupboard, further deep storage cupboard, obscure glazed window to rear, radiator.

**SECOND FLOOR**

**LANDING**

Window to rear, access to loft space, doors to:

**BEDROOM 2**

Wardrobe cupboard fitted to recess to side of chimney breast, sash window to front, radiator.

**BEDROOM 3**

Fitted wardrobe cupboard, window to rear, radiator.

**OUTSIDE**

**COURTYARD GARDEN**

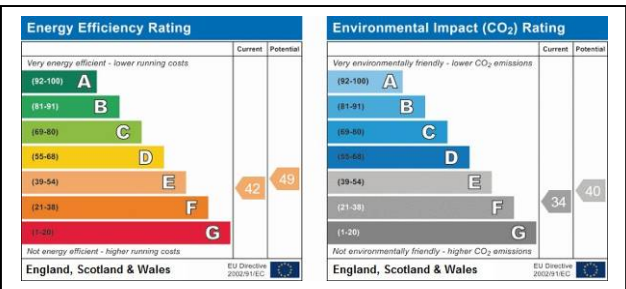
The sunny courtyard to the rear of the property is well enclosed by walls to all sides and provides a delightfully sheltered and secluded area in which to relax and dine al fresco, the area is decked for ease of maintenance and incorporates a couple of raised planters with central paved seat, brick built barbecue to the corner, grape vine, palm, climbing honeysuckle, rose and jasmine.

**COUNCIL TAX**

Shepway District Council Band C , approximately £1,405 per annum (2014/15).

**VIEWING**

Strictly by appointment with **LAWRENCE & Co, 01303 266022**



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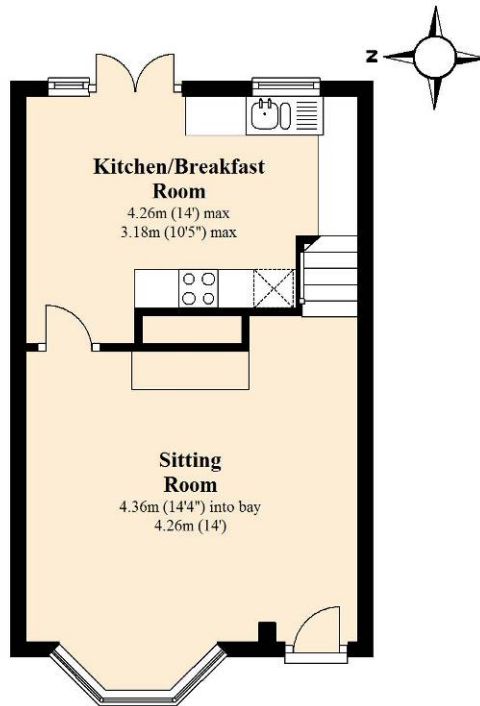






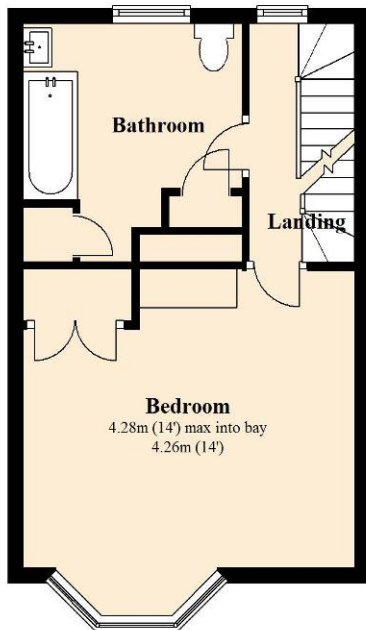
## Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



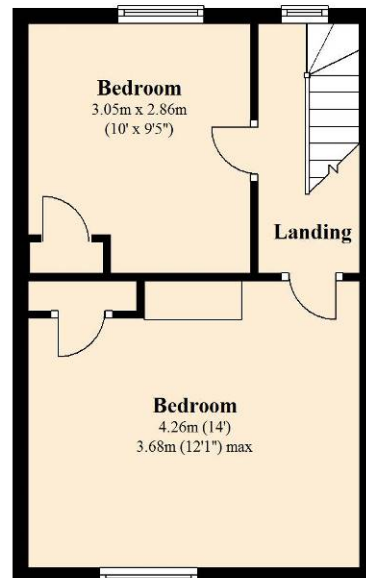
## First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



## Second Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 sq. feet)

Disclaimer: These plans are for information purposes only. They are not to scale and all measurements are approximate. No responsibility is taken for error or omission. These plans are not intended for use other than as an approximate guide to layout and room sizes. Kent Energy Company  
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