



49 High Street, Hythe, Kent CT21 5AD



CASEBOURNE COTTAGE UNDERHILL ROAD, FOLKESTONE

£925,000 Freehold

A true hidden gem, this enchanting, unlisted, period property enjoys an enviable setting with idyllic grounds of around 1.2 acres adjoining open countryside. The accommodation includes 3 open plan reception rooms, conservatory, kitchen, utility room, 3 bedrooms (1 en-suite). Double garage, parking, outbuildings. EPC D.



Casebourne Cottage
Underhill Road, Folkestone CT20 3JH

**Entrance Hall, Sitting Room, Snug, Dining Room, Conservatory, Kitchen,
Utility Room, Cloakroom,
Three Bedrooms and a Shower Room, the principal suite with
En-Suite Shower Room, Walk-In Wardrobe and Dressing Area,
Double Garage, Outbuildings, Gardens and Grounds of 1.2 Acres**

DESCRIPTION

Situated at the end of a pretty lane abutted by open fields, Casebourne Cottage enjoys a truly idyllic setting being set within beautiful gardens and grounds of approximately 1.2 acres. This is a true gem of a property having been a cherished home for the past eighteen years during which time the owners have lovingly restored the house, incorporated solar panels on the garage with Tesla battery and have created enchanting gardens, vegetable gardens, fruit cage and chicken coop. In the past they have even kept goats. Casebourne Cottage offers an opportunity to be more or less self sufficient and also includes a well enclosed field currently operating as a private hire dog walking field and generating a healthy income for the owners. There is currently a small holding number registered to the property.

The house offers accommodation of particularly comfortable proportions which is beautifully presented throughout. It includes an entrance hall leading to the pretty sitting room with exposed timbers and cosy woodburning stove, open plan to the adjoining snug which leads to the left to the kitchen and to the right, the dining room with its vaulted ceiling, further wood burning stove and casement doors to the conservatory. The kitchen has been recently refitted in a smart contemporary style and leads to the rear hall, utility room and cloakroom. On the first floor there are three double bedrooms and a smart shower room. The principal suite incorporates an en-suite shower room, walk-in wardrobe and dressing area.

The gardens really are very special having been planted for year round interest, providing various seating areas for relaxation and alfresco entertaining and being adjoined by a very pretty stream. Beyond the garden are the vegetable gardens etc and the field. There are various outbuildings, a detached double garage and ample parking.

SITUATION

Underhill Road is a delightful position just off Horn Street, between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, public houses and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, tennis and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away is only 20 minutes by car. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a substantial timber panelled door, slate tiled floor, windows to front and side and with views over open countryside, panelled and leaded light door to:-

ENTRANCE HALL

Slate tiled floor, staircase to 1st floor, access to understairs storage cupboard, double glazed window to front enjoying a pleasant open aspect over open fields, radiator, arched door incorporating leaded and stained glass panels to:-

SITTING ROOM

Attractive exposed brick wall incorporating fireplace recess with freestanding contemporary woodburning stove above a brick hearth flanked by arched timber framed and double glazed stained glass windows, beamed ceiling, wall light points, shelved niche, built in storage cupboard housing Worcester gas fired boiler, double glazed windows to front and side and enjoying views over open countryside, double glazed window to rear looking towards the garden and with views of fields in the distance, radiators, archway to:-

SNUG

Beamed ceiling, double glazed window to rear, radiator, slate tiled floor with underfloor heating, doorway to kitchen and archway with step down to:-

DINING ROOM

Set beneath a vaulted ceiling with exposed timbers, slate tiled floor, freestanding contemporary woodburning stove above a slate hearth, wall light points, double glazed windows to side and rear overlooking the gardens and with double glazed casement doors opening to the garden, double glazed casement door with double glazed windows to either side opening to and looking through the conservatory to the garden and beyond.

CONSERVATORY

Of UPVC and double glazed construction

beneath a pitched double glazed roof and above a brick built base, tiled floor, windows to 3 sides, air conditioning/heater unit and door to garden.

KITCHEN

Well fitted with a comprehensive range of base cupboards and drawer units in a contemporary high gloss finish, square edged polished quartz worktops inset with four burner AEG induction hob and under mounted with 1 ½ bowl sink with grooved drainer to side and mixer tap, coordinating up stands, coordinating wall cupboards with concealed lighting beneath, stainless steel and glazed extractor hood above the hob, integrated Neff eyelevel double oven/grill and combi microwave oven, slate tiled floor with under floor heating, double glazed window to rear, doorway to:-

REAR HALLWAY

Open plan to utility room, obscure double glazed door to garden, door to:-

CLOAKROOM

Comfort level WC, wash basin with mixer tap and vanity cupboard below, tiled floor, obscured double glazed window to front, contemporary electric heater.

UTILITY ROOM

Base cupboard with recesses to either side with provision for washing machine and dishwasher, rolltop worksurfaces inset with 1 ½ bowl sink and drainer unit with mixer tap, water softener, tiled splashback's, coordinating wall cupboards, tiled floor, double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, access to deep shelved cupboard, doors to:-

PRINCIPAL BEDROOM

Exposed timbers to ceiling, feature exposed brick wall, wall light point, double glazed windows to side and rear enjoying beautiful views over the gardens and fields beyond, radiator, arch to dressing room, door to:-



EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with Aqualisa thermostatic controlled shower, wash basin with vanity cupboard below, Beamed ceiling, low-level WC, obscured double glazed window to front, shaver point, double glazed Velux rooflights, heated ladder rack towel rail, door to:-

WALK-IN WARDROBE

Well fitted with a comprehensive range of shelving and hanging rails, access to loft space, double glazed Velux rooflights to rear.

DRESSING ROOM

Beamed ceiling, double glazed window.

BEDROOM

Of split level design and set beneath a vaulted ceiling with exposed timbers, double glazed windows to front and side overlooking open countryside, access to eaves cupboard, radiators.

BEDROOM

Shelved niche, sliding door giving access to built-in wardrobe cupboard, exposed timbers, double glazed window to rear overlooking the gardens and open countryside, radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in twin sized shower enclosure with Aqualisa thermostatically controlled shower, comfort level WC, wall hung wash basin with mixer tap and vanity cupboard below, recessed lighting, double glazed window to front enjoying views over open countryside, shaver point, wall mounted heated ladder rack towel rail.

THE GROUNDS

Defining the boundary of the front of the house is a ragstone wall with two entry points providing access to a block paved pathway spanning the front of the property, alongside this is a double width driveway finished in resin bound gravel and providing parking for a number of vehicles. To the opposite side of the house is a **detached double garage**.

The gardens encompassing Casebourne Cottage are a delight having been designed for year-round interest and incorporating various garden rooms. The first of these is a shingled seating area directly to the rear of the property which is backed by a framework of mature pittosporum, before which a number of seasonal plants thrive. A picket gate set within a brick built lychgate opens to a further generous paved terrace in part set beneath a timber framed pergola with latticework trellis affording some welcome shade in the summer months. Beyond this is a further shingle topped area dotted with various specimen plants including ornamental grasses and a magnificent mature cordyline. A free running stream edged with ornamental grasses and a pathway leads from the shingle area between borders well stocked with a wide variety of shrubs, herbaceous and other plants including roses, lilies, hibiscus and salvias. The pathway terminates at a wrought iron gate which leads to the field. To the left of the path is a generous expanse of lawn surrounded by sculpted borders well stocked with a similar interesting planting scheme including a magnificent acer, further pittosporum, rhododendron, sambucas and banks of herbaceous flowering plants. At the end of the lawn is a timber framed insulated summerhouse (currently used as an office with electricity and wired Wi-Fi) fronted by a decked covered terrace providing a further attractive vantage point from which to enjoy the garden and alongside this is a gravel terrace where views towards the field can be enjoyed.

FIELD

The field is divided into two sections with gates to each, the main area being arranged over two slightly sloping levels and laid mainly to grass (currently used as the private hire dog walking area). The second area incorporates a **large stable** and other **outbuildings**, the current owners used to keep goats in this area. Beyond the outbuildings are further vegetable gardens with raised beds, a number of sheds, poly tunnels and a chicken coop.









EPC Rating Band D.

COUNCIL TAX

Band E approx. £2736.12 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

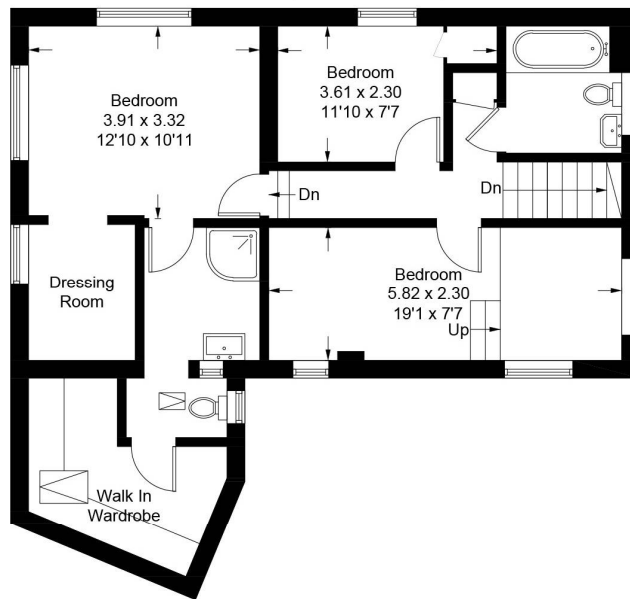


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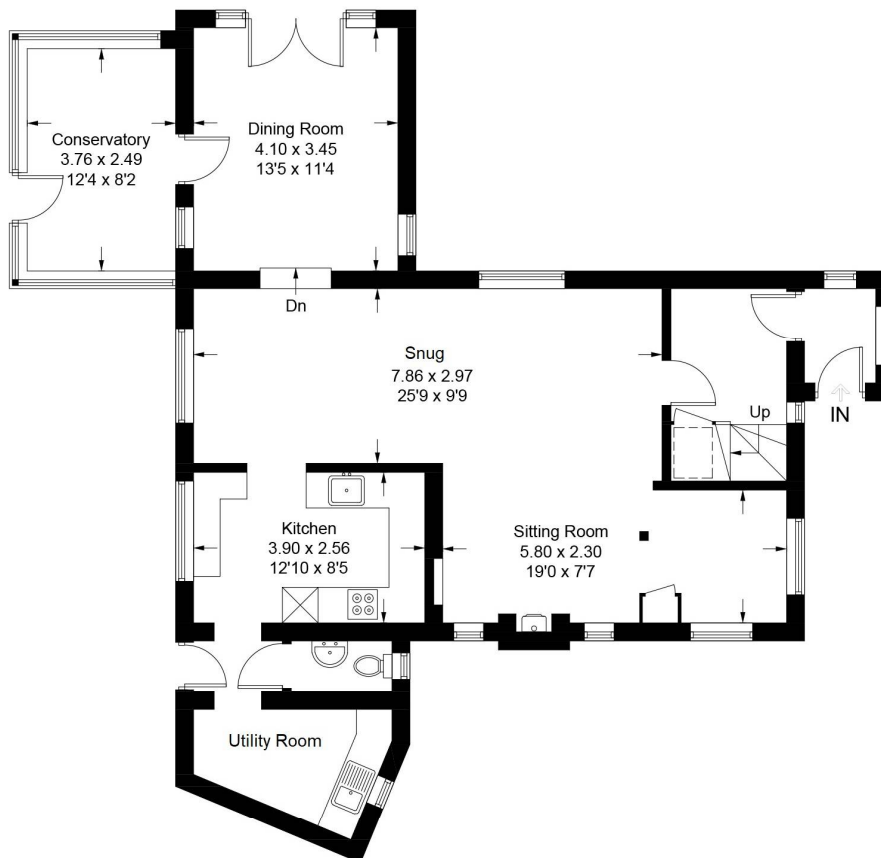


Casebourne Cottage, CT20

Approximate Gross Internal Area
 Ground Floor = 95.5 sq m / 1028 sq ft
 First Floor = 66.7 sq m / 718 sq ft
 Total = 162.2 sq m / 1746 sq ft



First Floor



Ground Floor

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