



49 High Street, Hythe, Kent CT21 5AD



EDLUNDA CLIFF ROAD, HYTHE

£1,250,000 Freehold

An exceptional property situated in an exclusive locations from where it commands a magnificent southerly panorama and stunning views of the sea. Designed by award winning architects, the house provides a splendid open plan living space, study, 3-4 bedrooms (1 en-suite). Garage, parking, secluded gardens.



Edlunda

Cliff Road, Hythe CT21 5XQ

**Entrance Hall, Living Space, Kitchen & Dining Area, Terrace,
Cloakroom, Study/Bedroom 4,
Principal Bedroom, Dressing Room & En-Suite Wet Room, Balcony,
Two further Double Bedrooms, Bathroom, Utility Room,
Secluded Gardens, Driveway, Parking & Garage**

DESCRIPTION

This exceptional property is enviably positioned on a private road on Hythe's picturesque hillside, in one of the area's most exclusive locations, from where it commands a stunning southerly panorama with views over the golf course, around the bay to the west to Dungeness and to the coast of France on a clear day,

Designed by award winning London based architects, Foster-Lomas, this hidden gem of a property has been designed to nestle effortlessly into the hillside in this sensitive location, this has been achieved successfully. The very comfortably proportioned accommodation has been designed to complement a modern lifestyle with the main open plan kitchen/dining/living space spanning the full width of the house with expansive glazing maximising the beautiful views and uniting the space with its south/sea facing terrace. There is also a separate study and a cloakroom. On the ground floor there are three generous bedrooms, the principal suite comprising a bedroom with south facing balcony, dressing room and en-suite wet room, there is also a bathroom, utility room and store room. The house has been designed with excellent eco credentials such as a ground source heat pump, rainwater recycling system and solar panels.

The house is approached via a sweeping driveway from Cliff Road over which it enjoys a right of access. This leads to a generous garage and parking to the front of the house where there is also a secluded courtyard garden. The garden to the rear sits beneath the property and is of a generous size. It is largely level and delightfully secluded with various areas in which to relax and entertain alfresco.

SITUATION

Edlunda 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 bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors' surgeries, dentists etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). The Royal Military Canal is nearby, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is only a little further. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, 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 provided for 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 accessible 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 (13 miles) and Ashford International Passenger Station (14 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 contemporary composite door, engineered oak flooring with underfloor heating, built-in storage cupboards, double glazed Velux rooflight, recessed lighting, staircase to ground floor with glazed balustrade, sliding door to living space, door to:

CLOAKROOM

Fitted with a contemporary suite comprising low-level WC with concealed cistern, wall hung wash basin with mixer tap, engineered oak flooring with underfloor heating, walls tiled to half height, double glazed window to front, recessed lighting, extractor fan.

LIVING SPACE

Engineered oak flooring with underfloor heating, contemporary woodburning stove set upon a glass hearth, full wall expanse of floor to ceiling double glazed windows commanding magnificent views over the golf course, of the sea, around the bay to Dungeness and to the coast of France on a clear day, double glazed sliding door to terrace, built-in storage cupboards, door to study, open plan to:

DINING AREA

Engineered oak flooring with underfloor heating, double glazed bi-folding doors opening to and uniting the space with the terrace, open plan to:

KITCHEN

Well fitted with a contemporary installation comprising a comprehensive range of base cupboard and drawer units with integrated Neff dishwasher, square edged granite effect worktops inset with stainless steel double sink with mixer tap with retractable hose, further bank of coordinating units incorporating integrated Neff eyelevel oven and combi microwave oven, full height larder cupboard with pull out drawers, integrated fridge and integrated LCDTV. Coordinating island unit with deep pan drawers, shelving,

granite effect worktop inset with five burner Neff induction hob the whole backed by a further coordinating unit with wine racks flanking a pair of tall cupboards, recessed lighting, extractor fan, double glazed picture window to front overlooking the courtyard garden double glazed door to side giving access to the garden.

TERRACE

Well enclosed by glazed balustrade and enjoying magnificent views.

STUDY/BEDROOM 4

Engineered oak flooring with underfloor heating, built-in bookshelves, double glazed corner window front.

GROUND FLOOR HALLWAY

Engineered oak flooring with underfloor heating, door giving access to **deep walk-in pantry** with full height shelving and access to under stairs storage cupboard, recessed lighting, extractor fan.

PRINCIPAL BEDROOM

Engineered oak flooring with underfloor heating, recessed lighting, double glazed sliding patio doors opening to south facing **balcony** from where views over treetops can be enjoyed to the sea, door to:

DRESSING ROOM

Well fitted with a comprehensive range of built-in wardrobe cupboards, engineered oak flooring with underfloor heating, open plan to:

EN-SUITE WET ROOM

Fitted with a contemporary suite comprising walk-in shower enclosure with glazed screen and thermostatically controlled shower, low-level WC with concealed cistern, bidet, pair of wash basins with mixer taps set into tiled worktop with vanity cupboards below, part tiled and mirrored walls, tiled floor with underfloor heating, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

BEDROOM

Engineered oak flooring with underfloor heating, built-in wardrobe cupboards, double glazed picture window to rear enjoying wonderful views over the garden and of the sea.

BEDROOM

Engineered oak flooring with underfloor heating, built-in wardrobe cupboards, double glazed picture window to rear overlooking the garden.

BATHROOM

Well fitted with a contemporary suite comprising P ended panelled bath with mixer

WC with concealed cistern, wall hung wash basin with mixer tap, tiled floor with underfloor heating, walls tiled and mirrored, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

UTILITY ROOM

Base cupboard with recesses and provision for washing machine and tumble dryer to side, square edged worktop inset with stainless steel sink with mixer tap with retractable hose, engineered oak flooring with underfloor heating, pressurised hot water cylinder, manifolds for underfloor heating, workings for the ground source heat pump and solar panels, recessed lighting, extractor fan.



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OUTSIDE

FRONT GARDEN

Edlunda is approached via a long driveway over which is enjoys a right of access which leads to the garage and a slate topped area of **parking** to the front of the house where a pathway paved in natural stone leads to the front door and continues to the side to gate giving access to the courtyard garden visible from the kitchen.

COURTYARD GARDEN

The courtyard garden is walled and is laid to faux grass for ease of maintenance with shade afforded by an evergreen tree and various specimen shrubs such as bamboo. Access can be gained to the garden via a flight of steps at the side of the house which are also accessed from the kitchen which lead past oleanders and ceanothus, down to a granite chipping topped pathway which leads to the right to a small elevated terrace surrounded by mature shrubs such as cordyline, palms, yucca and mahonia amongst others. The path continues across the width of the property leading to the

remainder of the garden which is largely laid to a level expanse of lawn with various specimen trees including a holme oak, a magnificent magnolia, a mimosa and a group of three Himalayan silver birches. There is a further circular seating area. Within the garden and screened by trellis supporting climbing plants such as roses and honeysuckle, is a timber framed garden shed with an outside tap alongside it. From here a pathway leads to a further section of the garden which slopes away from the house.

GARAGE

Of a generous size, power and light, electronically operated roller door to front.

EPC Rating B.

COUNCIL TAX

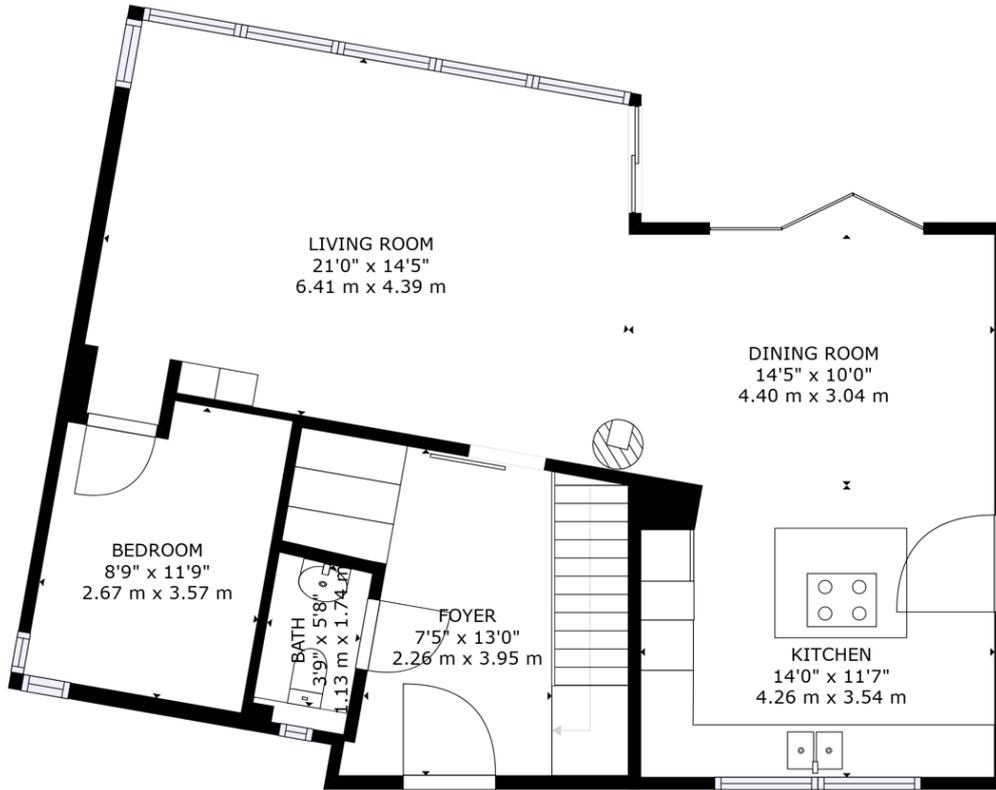
Band G approx. £3493.20 (2022/23)
Folkestone & Hythe District Council.

VIEWING

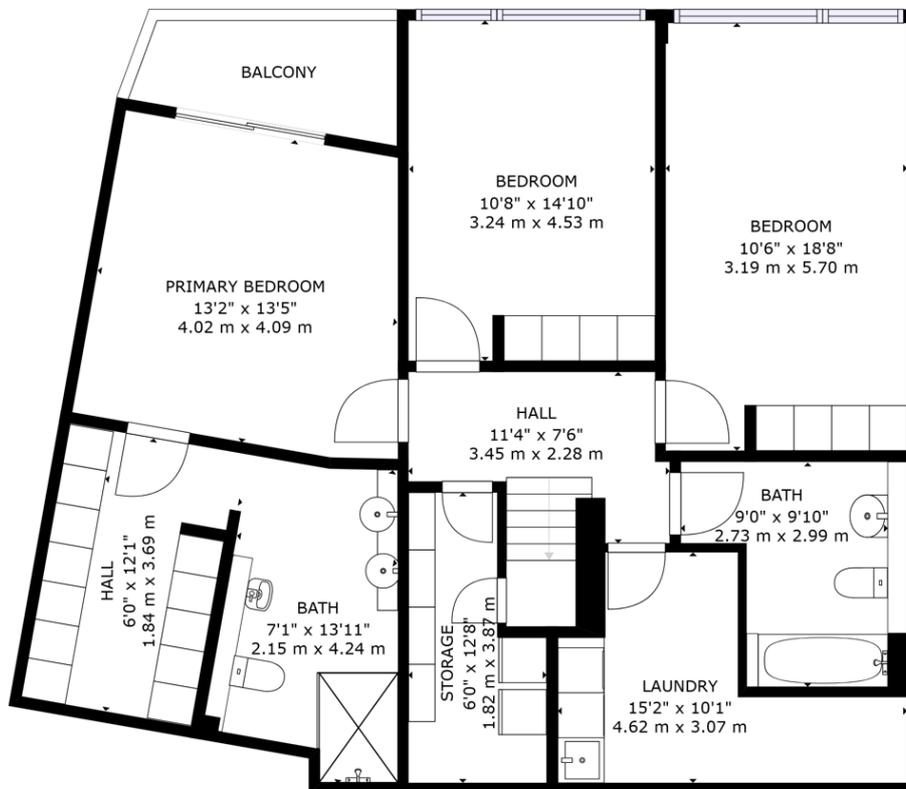
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







GROSS INTERNAL AREA
FLOOR 1: 1107 sq. ft, 103 m², FLOOR 2: 900 sq. ft, 84 m²
EXCLUDED AREAS: , BALCONY: 50 sq. ft, 5 m²
TOTAL: 2008 sq. ft, 187 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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