



49 High Street, Hythe, Kent CT21 5AD



19 BLACKHOUSE HILL HYTHE

£825,000 Freehold

A substantial detached family house in an elevated position on the sought after lower Hythe hillside, this well presented house offers around 2300 sq ft of versatile accommodation with three reception rooms, four double bedrooms (2 en-suite), balcony and bathroom. Garage, ample parking, delightfully secluded garden. EPC C



**19 Blackhouse Hill
Hythe
CT21 5UL**

**Entrance Vestibule, Reception Hall, Sitting Room, Dining Room, Snug,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Four Double Bedrooms (two with en-suite bathrooms), Balcony,
Study, Family Bathroom,
Delightful Gardens, Undercroft/Basement, Detached Garage, Off Road Parking**

DESCRIPTION

Having been extended and much improved by the current owners, this property has been transformed into something quite exceptional and befitting of its location in a sought after elevated position.

The property provides spacious and versatile accommodation with the principle rooms being elegantly proportioned. Comprising three reception rooms, a stunning bespoke fitted kitchen/breakfast room, utility room and cloakroom. On the first floor is a generous principal bedroom with en-suite shower room and access to the balcony (which can also be accessed from the 3rd bedroom) from where views can be enjoyed over Hythe and towards the sea in the distance. There are three further double bedrooms (one with en-suite bathroom), a study and a family bathroom.

The gardens are a particularly attractive feature of the property with a generous terrace providing the perfect environment for alfresco. There is also a detached garage and ample parking.

SITUATION

The property is conveniently situated on the the hillside, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), 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 and the attractive, unspoilt seafront and long pebbly beach is a level walk away. 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.

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 VESTIBULE

Timber and glazed door with windows to either side, quarry tiled floor, timber pannelled door with leaded light inserts and leaded light windows to either side and fanlight above to:-

RECEPTION HALL

Staircase to 1st floor, access to understairs storage cupboard, timber effect flooring, radiator, doors to utility room, cloakroom snug and sitting room, access to **cellar**, door to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units, duel fuel range oven and hob with extractor hood above, quartz worksurface inset with under mounted 1 ½ bowl sink with mixer tap and grooved drainer to side, tiled splashback's, coordinating island with undermounted sink and mixer tap, circular butchers block and breakfast bar, full height cupboard with wine rack and incorporating recess housing freestanding American fridge freezer, further bank of full height cupboards housing integrated Miele oven, recess for dishwasher, warming drawer and Miele coffee machine, leaded light windows to front and side, recessed lighting, radiators, door to rear, double doors to:-

SITTING ROOM

Contemporary wall mounted gas fire, leaded light windows to side and rear with timber pannelled and glazed French doors opening on to the terrace, radiators, four walls light points, door back through to entrance hall, door to:-

DINING ROOM

Leaded light window to rear, three wall light points, double doors through to snug, door to entrance hall, radiator.

SNUG

Leaded light window to side, double doors through to dining room, three wall light points, door to entrance hall.

CLOAKROOM

Low-level WC, wall hung wash basin, obscure window to side, tiled floor.

UTILITY ROOM

Worksurface inset with stainless steel sink and drainer unit with mixer tap and cupboard beneath, recess and plumbing for washing machine and tumble dryer, heated ladder rack towel rail, recessed lighting, extractor fan, tiled floor, obscure glazed window to side and high-level double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, timber framed double glazed window over stairwell, radiator, doors to:-

PRINCIPAL BEDROOM

Timber framed double glazed doors giving access to the balcony, timber framed double glazed window to rear, radiators, three wall light points, door to:-

EN-SUITE SHOWER ROOM

Walk-in shower enclosure with thermostatically controlled rainhead shower, pedestal wash basin, low-level WC, tiled walls, tiled floor, obscure double glazed window to side, recessed lighting, extractor fan, heated ladder rack towel rail, radiator.

BALCONY

Well enclosed by timber balustrade and enjoying views over Hythe towards the sea in the distance.

BEDROOM 2

Timber framed double glazed window to front, door to **walk in wardrobe**, door to:-

EN-SUITE BATHROOM

P ended shower bath with glazed shower screen, wash basin with vanity cupboard below, part tiled walls, timber framed obscure double glazed windows to side and front, radiator.

BEDROOM 3

Timber framed double glazed doors giving access to the balcony, obscure timber framed window to side, two wall light points, radiator.

BEDROOM 4

Timber framed double glazed window to front, radiator.

STUDY

Timber framed double glazed window to side, radiator.

BATHROOM

Large twin size bath with central mixer tap and hand held shower attachment, twin wash basins with vanity drawers below, low level WC, high level double glazed window to side, radiator.

OUTSIDE

REAR GARDEN

Directly to the rear of the house is a most attractive paved terrace enclosed by a low brick built wall and with a central flights of brick built steps leading down to the garden predomnately laid to lawn and

encompassing beds and borders planted with a variety of shrubs, herbaceous and other plants. Greenhouse & timber framed shed.

UNDERCROFT/BASEMENT

A generous expanse beneath the property providing useful storage and housing the wall mounted boiler, pressurised water cylinder, water softner, power and light.

FRONT

The garden to the front is topped in stone and provides off-road parking for numerous vehicles and access to the detached garage. A pathway leads to the left of the house to the rear garden.

DETACHED GARAGE

Up and over door to front, power and light.

EPC Rating C

COUNCIL TAX

Band E approx. £2685.26 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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




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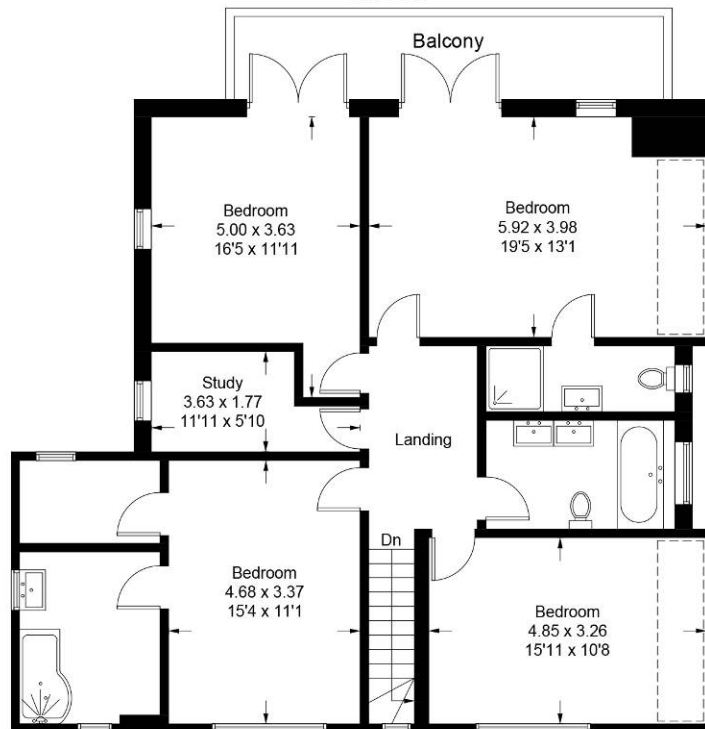




Blackhouse Hill, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 104.4 sq m / 1124 sq ft
First Floor = 112 sq m / 1205 sq ft
Total = 216.4 sq m / 2329 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1016118)