



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**OAK COTTAGE,
64 SANDGATE HILL, SANDGATE**

£260,000 Freehold

An enchanting Grade II Listed period cottage in the sought after village of Sandgate, moments from the centre and from the sea. Requiring general updating, the property has the potential to provide an exceptionally comfortable home with two reception rooms and two en-suite bedrooms. Pretty part walled courtyard garden.



**Oak Cottage,
64 Sandgate Hill, Sandgate CT20 3BA**

**Entrance Vestibule, Sitting Room leading to Dining Room,
Kitchen, Utility Area, Cloakroom,
Two Double Bedrooms each with En-Suite Shower Rooms,
Pretty Courtyard Garden**

DESCRIPTION

This enchanting Grade II Listed cottage has been a much loved home for the current owner for over twenty years. Whilst it has clearly benefitted from some routine maintenance it is fair to say that it now requires general updating and improvement both internally and externally but has the potential to create an exceptional home which exudes charm and character throughout. It is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation, which is of particularly comfortable proportions, comprises an entrance vestibule which leads to the sitting room to the front and the dining room to the rear which are partially open plan to one another. Beyond the dining room is the surprisingly generous kitchen, utility area and cloakroom. On the first floor there are two double bedrooms, each with the advantage of an en-suite shower room.

The property is approached via a covered walkway which also provides access to the neighbouring property's garden. To the rear of the house is a delightfully secluded, part walled, courtyard garden.

SITUATION

Sandgate Hill is a popular position forming part of the A259 that runs along the coast between Folkestone, Sandgate and Hythe. The property sits above the road and is a pleasant stroll from the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated Harbour Arm with champagne bar, restaurants, cafes and live music, The Artists Quarter and busy High Street.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre offering spa treatments, pool and gym.

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.



The accommodation comprises:

Door to:-

COVERED WALKWAY

Gateway to rear garden and gate to the neighbouring property s garden, door to:-

ENTRANCE HALL

Staircase to 1st floor, door to dining room, door to:-

SITTING ROOM

Fireplace recess inset with gas fire, access to built-in cupboard, sash window to front with secondary glazing, recessed lighting, radiator, open through to:-

DINING ROOM

Fireplace recess inset with gas fire, door back through to entrance hall, sash window to rear with secondary glazing, recessed lighting, walls panel to half height , radiator, open through to:-

KITCHEN

Fitted with base cupboards, worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, recess housing washing machine and space for freestanding cooker and undercounter fridge, tiled splashbacks, coordinating wall cupboards, extractor fan, tiled floor, recessed lighting, door to:

UTILITY ROOM

Obscure glazed window to side, door to the rear courtyard garden, fitted cupboard housing Worcester gas boiler, access to loft space, door to:-

CLOAKROOM

Low level WC, pedestal wash basin, part tiled walls, extractor fan.

FIRST FLOOR LANDING

Door to:-

BEDROOM 1

Pair of sash windows to front with secondary double glazing, access to airing cupboard, built-in cupboard, mirrored wardrobe cupboards, access to loft space, radiator, door to:-

EN-SUITE SHOWER ROOM

Walk-in tiled shower enclosure with electric shower, low-level WC, pedestal wash basin, heated ladder rack towel rail, shaver point, extractor fan.

BEDROOM 2

Access to loft space, built-in wardrobe cupboard, access to airing cupboard housing the factory lagged hot water cylinder, sash window to rear, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with electric shower, pedestal wash basin, low-level WC, radiator, sash window to rear.

OUTSIDE

COURTYARD GARDEN

Block paved and private walled patio style garden. A timber gate gives access to the shared covered walkway.

EPC Rating E

COUNCIL TAX

Band B approx. £1645.27 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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





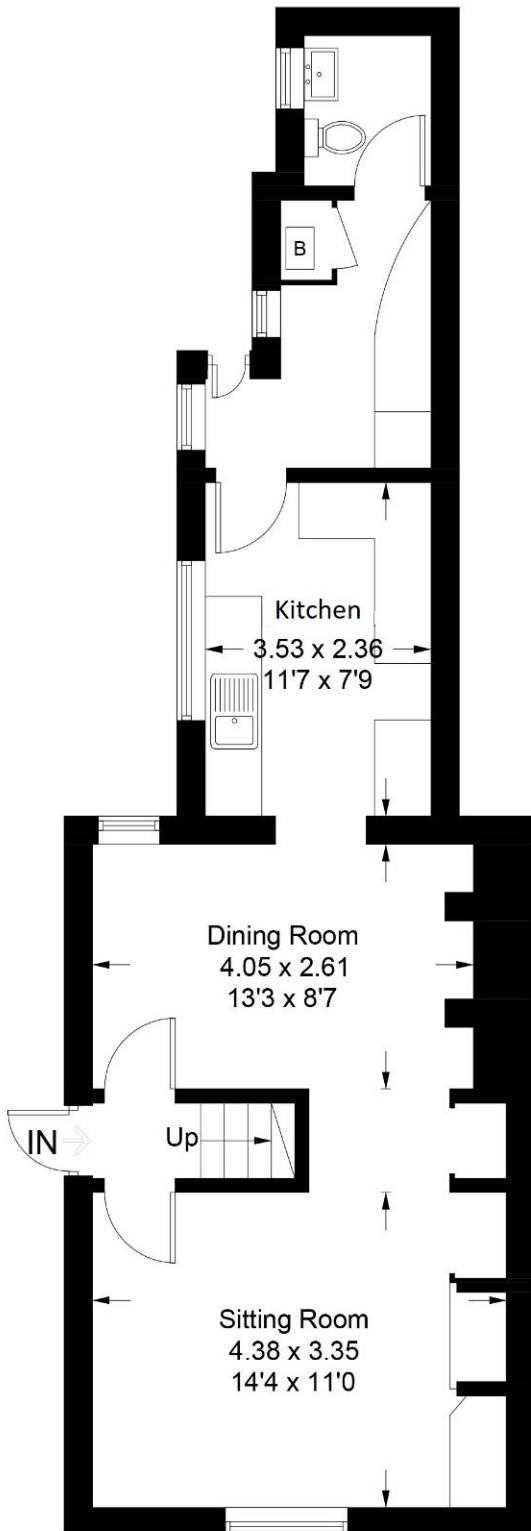




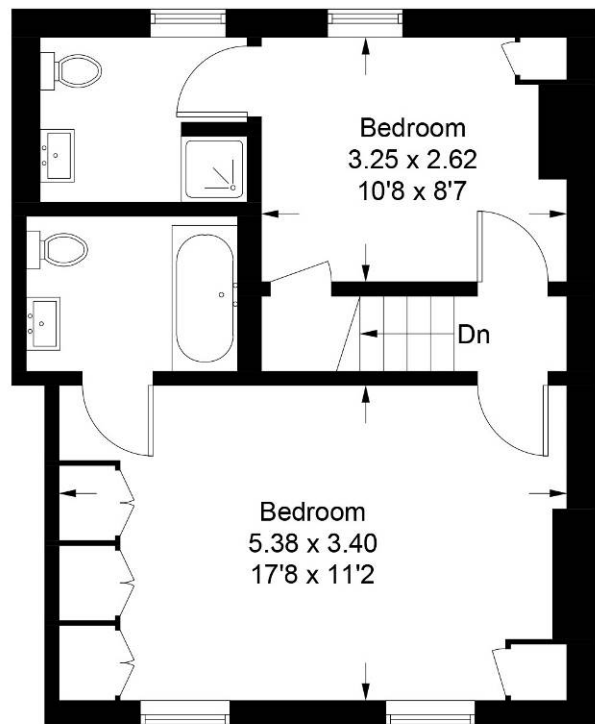
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Sandgate Hill, Sandgate, CT20

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



Ground Floor



First Floor

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