



49 High Street, Hythe, Kent CT21 5AD



## **FEATHER DRESSERS COTTAGE, 3 THREE POSTS LANE, HYTHE**

**£475,000 Freehold**

**A hidden gem in the heart of Hythe, this enchanting period house is tucked away on a pretty passage way leading from the High Street. It offers versatile accommodation with three bedrooms and two reception rooms arranged over three floors with an abundance of character and a delightfully secluded garden. EPC E**



**Feather Dressers Cottage,  
3 Three Posts Lane, Hythe CT21 5ED**

**Entrance Hall, Dining Room, Kitchen, Utility Room,  
Bedroom, Shower Room,  
Landing/Study Area, Sitting Room, Bedroom, Bathroom,  
The Book Room with stairs up to:-  
The Principal Bedroom with En-Suite Shower Room**

**DESCRIPTION**

This unique property really is a hidden gem set within the heart of town. It is an enchanting period house which exudes charm and character throughout the versatile interior which provides comfortably proportioned accommodation arranged over three floors. There is also outline planning consent for a two storey extension should additional space be required.

The entrance hall creates a lovely first impression being open plan to the dining room and to the well fitted kitchen and with doors to the ground floor bedroom, shower room and utility room. There is also a door opening to the pretty courtyard. On the first floor there is a generous landing used by the owners as a dual study area and with doors leading to the cosy sitting room with its open fire and doors opening onto the garden, the second bedroom (also with a door to the garden), bathroom and the book room . From the book room stairs ascend to the second floor principal bedroom with en-suite shower room.

To the rear of the house is a charming walled garden of a manageable size and providing a delightfully secluded environment to relax and dine alfresco. There is also a flight of steps returning to Three Posts Lane.

**SITUATION**

Three Posts Lane is situated within the desirable Conservation Area of the town, just off the High Street, with its range of independent shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 5 miles away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

**ENTRANCE HALL**

Entered via a timber panelled and glazed door, polished oak flooring, wall light point,

staircase to 1st floor, access to understairs storage cupboard, double glazed casement door and window opening to rear, doors to utility room, shower room and bedroom, open plan to kitchen and:





## **DINING ROOM**

Polished oak flooring, wall light points, obscured double glazed window to front, radiator.

## **KITCHEN**

Well fitted with a range of base cupboard and drawer units in a shaker style incorporating recess and plumbing for slimline dishwasher, square edged Silestone worktops and coordinating up-stands, inset with one and a half bowl stainless steel sink and drainer unit with mixer tap and four burner Neff induction hob with coloured glass splashback, coordinating wall cupboards incorporating extractor hood above the hob, cupboard housing wall mounted gas fired boiler, integrated eyelevel Neff double oven/grill, space for fridge, recessed lighting, obscured double glazed window to front, radiator.

## **BEDROOM/SNUG**

Double glazed window overlooking rear courtyard, radiator.

## **UTILITY ROOM**

Base cupboard with recesses for washing machine, tumble dryer and freezer, roll top worktops inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, wall shelving, tiled floor, recessed lighting, extractor fan.

## **SHOWER ROOM**

Well fitted with a contemporary suite comprising tiled shower enclosure, low level WC, wash basin with mixer tap and flight of drawers below, walls tiled to half height, wall light point, double glazed roof light, recessed lighting, extractor fan, double glazed casement door opening to rear courtyard garden, wall mounted heated ladder rack towel rail with electric alternative for summer use.

## **FIRST FLOOR LANDING**

A generous space utilised by the current owners as a dual study area, polished oak floorboards, two double glazed windows to rear, doors to:

## **SITTING ROOM**

Polished oak floorboards, fireplace recess with provision for an open fire above a tiled hearth, double glazed window to front, double glazed sliding patio doors opening to and overlooking the garden, radiator.

## **BEDROOM**

Double glazed casement door and window opening to and overlooking the garden, radiator.

## **BATHROOM**

Panelled bath fitted with mixer tap and handheld shower, low level WC, wash basin with mixer tap and flight of drawers below, heated and illuminated mirror, walls tiled to half height, recessed lighting, extractor fan, obscured double glazed window to side, heated towel rail with electric alternative for summer use.

## **THE BOOK ROOM**

Staircase continuing to 2nd floor with bookshelves alongside it, access to understairs storage cupboard/heated linen cupboard with electric heater, double glazed window to front, radiator.

## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

Built-in wardrobe cupboards concealed by sliding mirrored doors, further built-in wardrobe cupboard, wall light point, recessed lighting, two double glazed windows to side, radiator, access to eaves storage, open plan to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure, low level WC, wash basin with mixer tap and flight of drawers below, walls tiled to half height, shaver point, heated and illuminated mirror, recessed lighting, extractor fan, double glazed roof light to rear, heated towel rail with electric alternative for summer use.







## REAR GARDEN

The garden to the rear of the property is approached from the pretty courtyard accessed from the entrance hall where a wide flight of steps ascends to the delightful walled courtyard garden which is predominantly paved providing a most appealing environment for alfresco dining and entertaining. The area is backed by a raised bed stocked with a variety of shrubs, herbaceous and other plants including choisya, clematis, poppies, euphorbia, rosemary and an espaliered fig tree. Within the garden is a timber framed storage shed. A flight of steps to the side of the garden returns to a side gate giving access to Three Posts Lane full. Two outside taps, outside lighting.



## EPC Rating Band E

## COUNCIL TAX

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

## VIEWING

Strictly by appointment with **LAWRENCE &**



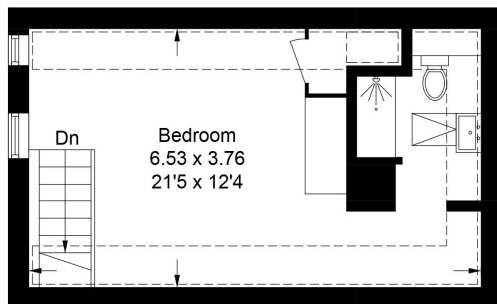




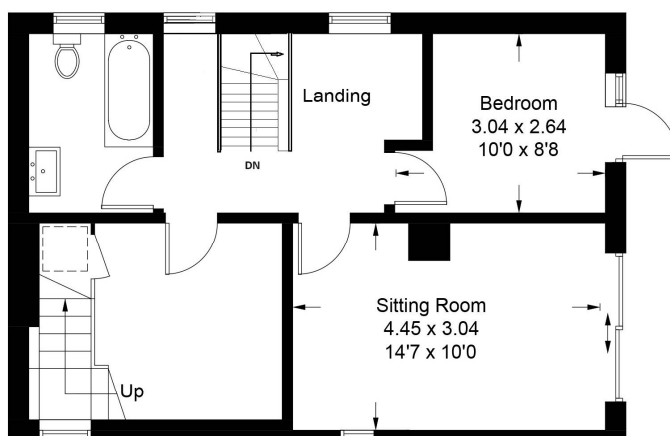
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

# Three Posts Lane, Hythe, CT21

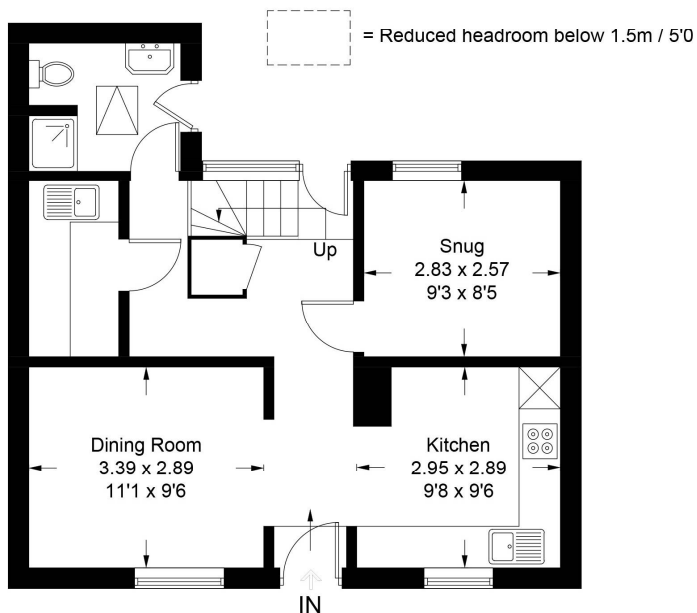
Approximate Gross Internal Area  
Ground Floor = 47.9 sq m / 515 sq ft  
First Floor = 47.9 sq m / 515 sq ft  
Second Floor = 24.6 sq m / 265 sq ft  
Total = 120.4 sq m / 1295 sq ft



**Second Floor**



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077189)