



49 High Street, Hythe, Kent CT21 5AD



**CONWAY,  
14 NORTH ROAD WEST, HYTHE**

**£1,150,000 Freehold**

This charming detached family home occupies a particularly generous plot in one of Hythe's most exclusive locations between Hythe and Saltwood from where it enjoys lovely views to the sea. 4 reception rooms, 5 bedrooms (2 en-suites), double garage, ample parking, secluded gardens to the front & rear. EPC tbc



**Conway,  
14 North Road West, Hythe CT21 4BD**

**Entrance Hall, Sitting Room, Dining Room, Study,  
Kitchen open plan to Breakfast Room, Utility Room, Cloakroom,  
Five Bedrooms (Two En-Suites), Bathroom, Separate W.C.,  
Detached Double Garage, Ample Parking, Gardens to Front and Rear**

**DESCRIPTION**

Conway is a most attractive detached family house which occupies a particularly generous plot in one of Hythe's most coveted addresses. The plot spans between North Road West (where it enjoys a wide frontage of approximately 50 feet) through to St Johns Road which runs parallel to it, there is vehicular access from both roads with a generous driveway at the front and a double width driveway to the rear leading to a detached double garage.

The property, which enjoys some beautiful views over the town and of the sea, has been home to the same family for the past twenty four years who have, during their ownership, made many improvements to the house, the latest being a refurbishment of the kitchen which now presents in a smart contemporary style. The comfortably proportioned accommodation comprises a welcoming entrance hall leading to the generous sitting room with a cosy wood burning stove, a separate dining room which leads to the study, spacious kitchen which is open plan to the breakfast room, a utility room and cloakroom. On the first floor there are five bedrooms, two with en-suites, a family bathroom and a separate w.c.

The gardens are delightfully secluded, each with expanses of lawn and both front and rear gardens incorporating paved terraces, ideal for alfresco dining and entertaining.

**SITUATION**

North Road West is widely considered as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and to the sea, yet remaining within reasonable walking distance of the vibrant High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoiled 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, cricket, squash and bowls clubs etc. The village of Saltwood is also just a short walk, a quintessential English village with its pretty green, village hall, public house, local store, Michelin starred restaurant and charming church.

Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustine's Catholic Primary & Brockhill Park Performing Arts College all being accessible together with boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 2.3 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and 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, timber effect flooring, staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a square newel post, built-in coats cupboard, radiator, doors to:

### **SITTING ROOM**

Attractive honed stone fireplace surround encompassing a wood burning stove over a granite hearth, bay with double glazed window to front, double glazed casement doors to front overlooking the garden, radiators.

### **DINING ROOM**

Attractive cast-iron fireplace surround above a granite hearth, double glazed window to rear overlooking the garden, radiator, door to:

### **STUDY**

Timber effect flooring, coved ceiling, recessed lighting, double glazed window to rear overlooking the garden, radiator.

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary shaker style and incorporating integrated Neff dishwasher and deep pan drawers, square edged quartz worktops undermounted with twin sink with mixer tap and grooved drainer to side and inset with Neff five burner gas hob with quartz splashback and Neff stainless steel and illuminated extractor hood, range of coordinating wall cupboards incorporating illuminated and glazed display cabinet, integrated eye level double oven and microwave/grill, further bank of units incorporating full height integrated fridge, shelved larder cupboard and deep storage cupboard, timber effect flooring, recessed lighting, integrated Sonos speaker system, double glazed window to front, radiator, square opening to:

### **BREAKFAST ROOM**

Timber effect flooring, coved ceiling, double glazed window and double glazed casement doors with windows to either side opening to and overlooking the garden, radiator, door to:

### **UTILITY ROOM**

Well fitted with a range of base cupboards incorporating integrated freezer and space and plumbing for washing machine, roll top marble effect work tops inset with sink with mixer tap, coordinating wall cupboards with concealed lighting beneath, full height storage cupboard, coved ceiling, recessed lighting, UPVC and obscured double glazed door to side, double glazed window to rear overlooking the garden, radiator.

### **FIRST FLOOR LANDING**

Built in shelved linen cupboard, two double glazed windows to side, doors to:

### **PRINCIPAL BEDROOM**

Range of built-in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front overlooking the garden and enjoying views over Hythe and of the sea, radiator, door to:

### **EN-SUITE BATHROOM**

Of a generous size with a twin-ended panelled bath set within a tiled surround, walk-in shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low-level W.C., pedestal washbasin with tiled splashback and illuminated mirror above, access to loft space, tiled floor with underfloor heating, recessed lighting, extractor fan, access to loft space, double glazed window to front overlooking the garden, heated ladder rack towel rail.









## **BEDROOM**

Double glazed window to rear overlooking the garden, radiator, door to:

## **EN-SUITE SHOWER ROOM**

Tiled shower enclosure fitted with thermostatically controlled shower, close coupled W.C., wall hung wash basin with mixer tap, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

## **BEDROOM**

Access to under eaves storage and built-in wardrobe cupboard, cast iron fireplace surround above a granite hearth, double glazed window to rear overlooking the garden, radiator.

## **BEDROOM**

Shelved storage cupboard, double glazed window to rear overlooking the garden, radiator.

## **BEDROOM**

Double glazed window to rear overlooking the garden, radiator.

## **SEPARATE W.C.**

Low level W.C., corner wash basin, double glazed window to front enjoying views over Hythe and off the sea, radiator.

## **BATHROOM**

Panelled bath fitted with thermostatically controlled shower and folding shower screen, pedestal wash basin, tiled walls, recessed lighting, extractor fan, double glazed window to front enjoying views over Hythe and of the sea, heated ladder rack towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is set behind a mature beech hedge with a generous gravelled driveway providing off-road parking and turning for a number of vehicles. The remainder of the garden is laid predominantly to lawn with various specimen trees and shrubs including a magnificent magnolia at the front of the house before a

paved terrace which spans the width of the property. Side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the property is enclosed by a combination of mature hedging and close boarded timber panelled fencing. It is laid largely to lawn dotted by various specimen trees including fruit trees and incorporates a paved terrace providing the ideal environment for alfresco entertaining and dining. There is a covered log store and an external cupboard housing a recently installed gas fired boiler, both being integral to the property. At the far end of the garden, accessed from St John's Road is the:

### **DETACHED DOUBLE GARAGE**

Of brick built construction beneath a flat roof with two electronically operated roller doors to front, power and light. Alongside the garage a wrought iron gate gives access to:

### **ADDITIONAL PARKING**

A further double width driveway accessed from St John's Road.

### **EPC Rating Band ?**

### **COUNCIL TAX**

Band G approx. £4015.18 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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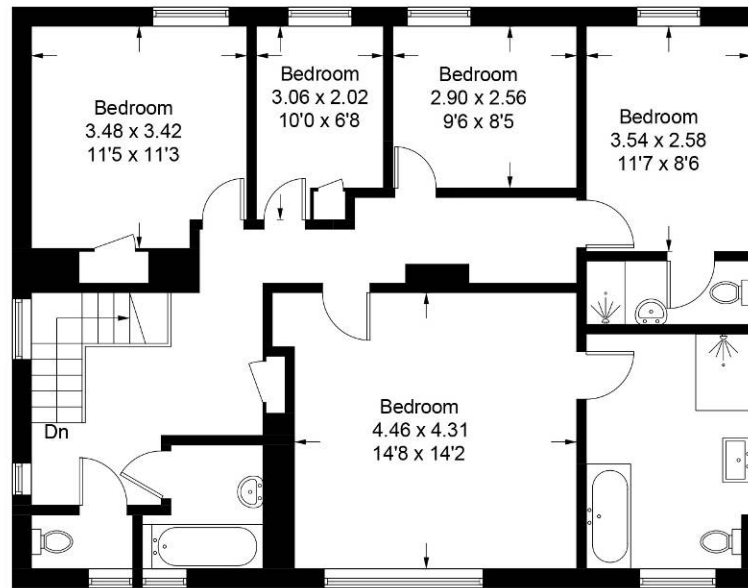




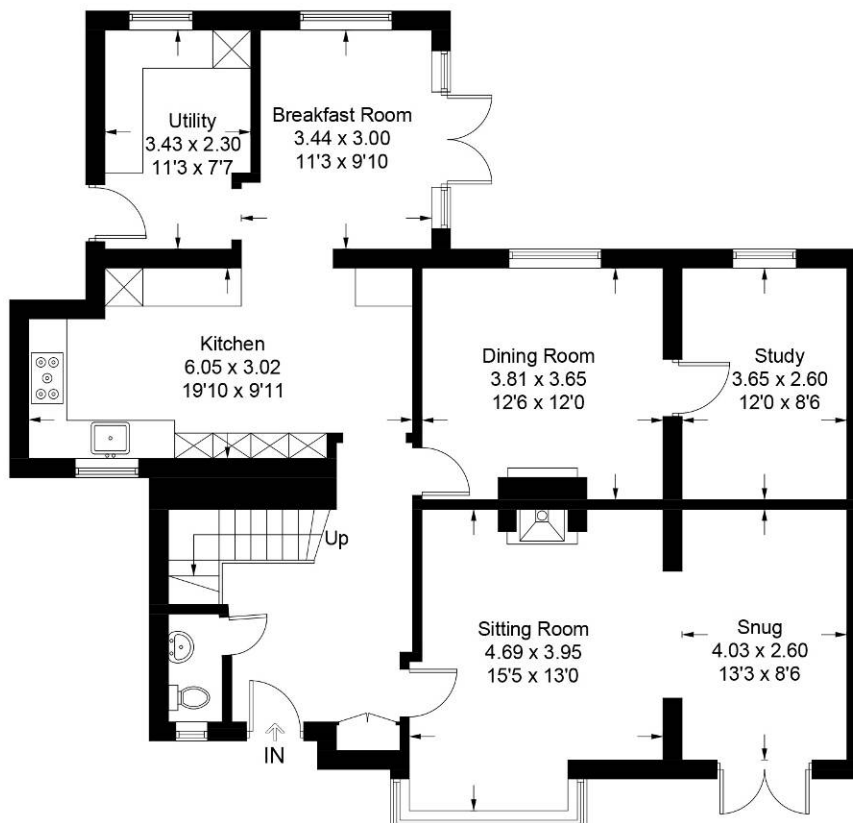


# North Road West, Hythe, CT21

Approximate Gross Internal Area = 205.8 sq m / 2215 sq ft



**First Floor = 97.0 sq m / 1044 sq ft**



**Ground Floor = 108.8 sq m / 1171 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193321)