

49 High Street, Hythe, Kent CT21 5AD



**CHARENTON,
CLIFF ROAD, HYTHE**

£750,000 Freehold

In a sought after location, just a short walk from the beach, a handsome detached period property offering circa 2621 sq ft of versatile accommodation with a wealth of original features throughout. 3 reception rooms, kitchen/breakfast room, 5 bedrooms (1 en-suite), garage, parking, gardens. EPC D



**Charenton,
Cliff road, Hythe CT21 5XW**

**Entrance Hall, Sitting Room, Dining Room, Study,
Kitchen/Breakfast Room, Utility room, Bathroom,
Five Bedrooms (one with En-Suite Shower Room), Bathroom,
Gardens to Front and Rear, Garden Room, Garage and Parking**

DESCRIPTION

In a sought after location, moments from the beach, a handsome detached house which exudes charm and character throughout the attractively presented accommodation which is of particularly comfortable proportions. The accommodation, which totals circa 2621 sq ft (excluding the garden room and garage), comprises a welcoming entrance hall leading to the impressive sitting and dining rooms, each with wonderful original fireplaces, a study, the beautifully appointed kitchen/breakfast room with bespoke cabinetry, integrated appliances and adjoining utility room and a bathroom. On the first floor there are three double bedrooms, the principal room enjoying views of the sea and with an en-suite shower room, and a spacious, beautifully appointed bathroom. There are two further bedrooms on the second floor.

The house occupies a generous plot with ample parking on the driveway to the front and a generous garage. To the rear the garden is tiered with the lower level dedicated to a secluded entertaining space with an adjacent garden room (which would make a wonderful studio or gym). Steps lead up from here to a level terrace and then continue upwards to a large level expanse of lawn.

SITUATION

Cliff Road is highly regarded location on the lower hillside within reasonable walking distance (around 1.25 miles) from the town centre with its 4 supermarkets (including Waitrose and Sainsburys), 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, cycle path and bridge accessing the attractive, unspoilt seafront and long pebbly beach which is a short, level walk away. There are a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre and Spa, cricket, squash, bowls and lawn tennis clubs, 2 golf courses (Sene Valley being directly to the rear of the property), 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 served 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 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

Entered via a timber effect composite door incorporating obscured double glazed panel, encaustic tiled floor, glazed door to:

ENTRANCE HALL

Encaustic tiled floor in a geometric design, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, deep moulded cornice, ornate cast iron column radiator, doors to:

SITTING ROOM

Parquet flooring with a geometric border, impressive marble fireplace surround with cast iron insert over a tiled hearth, deep moulded cornice, decorative ceiling rose, bay with double glazed windows to front enjoying views over the Royal Military Canal and of the sea, radiators.

DINING ROOM

Polished timber floorboards, impressive marble fireplace surround with cast iron insert over a tiled hearth, deep moulded cornice, decorative ceiling rose, double glazed windows to side and rear overlooking the garden, radiator.

STUDY

Parquet flooring with a geometric border, deep moulded cornice, double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of bespoke cabinetry incorporating deep pan drawers, cupboards, integrated dishwasher and bin drawer, square edged quartz worktops under mounted with deep butler style sink with Fohen instant boiling water tap and inset with five burner gas hob, coordinating quartz upstands, coordinating glazed wall cabinets, further bank of coordinating units incorporating integrated Siemens double oven/combi microwave oven and warming drawer, integrated fridge and

freezer and full height bespoke larder cupboard with spice racks and drawers beneath with shelving to side, limestone tiled floor, recessed lighting, double glazed window to side, double glazed casement doors opening to and overlooking the rear garden, radiator door to:

UTILITY ROOM

Tiled floor, space and plumbing for dishwasher with cupboard to side and work surface and provision above for tumble dryer, further wall cupboard, UPVC and double glazed door to rear opening to the garden, two double glazed Velux roof lights, recessed lighting, radiator.

BATHROOM

Panelled bath in tiled surround low level w.c. with concealed cistern, wash basin with vanity cupboard below, double glazed window to side, column radiator/heated towel rail.

FIRST FLOOR LANDING

Staircase to 2nd floor, double glazed window over stairwell, two radiators, double glazed window to side, access to generous airing cupboard housing the hot water cylinder and gas boiler, door to:

BEDROOM

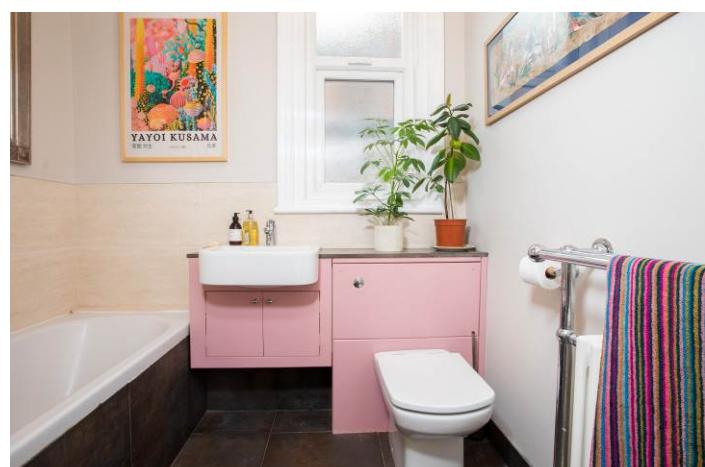
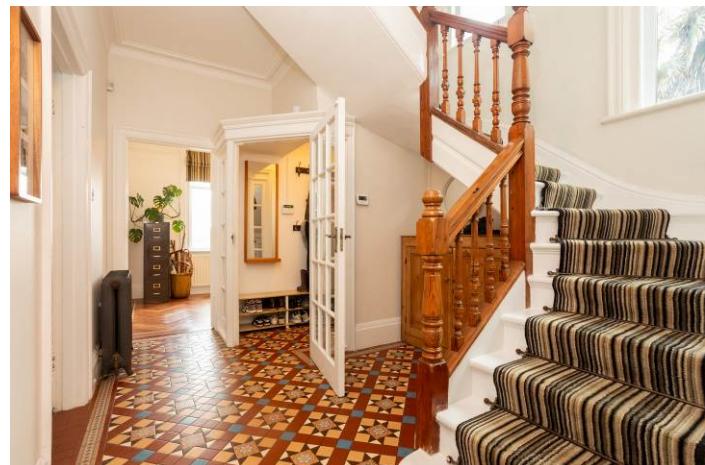
Bay with double glazed windows to front enjoying views of the sea, built in wardrobe cupboard, deep moulded cornice, ceiling rose, two radiators, door to:

EN-SUITE SHOWER ROOM

Walk in shower with thermostatically controlled rain head shower, low-level WC, wall hung wash basin with mixer tap, localised tiling, recessed lighting, obscure double glazed window to side, heated ladder rack towel rail.

BEDROOM

Double glazed window to front with views of the sea, picture rail, radiator.





BEDROOM

Double glazed windows to rear and to side, picture rail, attractive painted fireplace surround with tiled inserts, radiator, door to bathroom.

BATHROOM

Walk in tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC, freestanding bath with central water spout and handheld shower attachment, pair of oval washbasins set onto a marble worksurface, recessed lighting, double glazed window to rear, localised tiling, heated ladder rack towel rail, opaque double glazed window to side.

SECOND FLOOR LANDING

Double glazed window over stairwell, doors to:

BEDROOM

Original painted cast iron fireplace, access to eaves storage, double glazed window to front enjoying magnificent views of the sea, built-in cupboard, radiator.

BEDROOM

Velux window, access to eaves storage, radiator, access to loft space, door to walk in generous eaves storage area.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a generous block paved driveway providing off-road parking for a number of vehicles and access to the:

DETACHED GARAGE

Which is supplied with power and lighting and has an electronically operated roller door.

The remainder of the garden is laid largely to lawn with a border planted with a variety of shrubs and other plants, including skimmia, hebe and hydrangeas amongst others. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is tiered over three levels. The lower level accessible from the kitchen, providing an attractive alfresco entertaining area with block paved seating areas and the remainder of the space being topped in granite chippings for ease of maintenance with a bark-topped bed planted with specimen shrubs. Within this area is a **GARDEN ROOM** with double glazed casement doors and supplied with power, light and heat.

A flight of steps leads to a further levelled seating area from where a further flight of steps leads between two raised beds planted with ornamental grasses, heathers, Japanese anemone and various other shrubs to the top tier of the garden which is laid extensively to a lawn and incorporates a large hard standing suitable for a garden shed or summer house. Within this area are various specimen trees.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,479.83 (2024/25)
Folkestone & Hythe District Council.

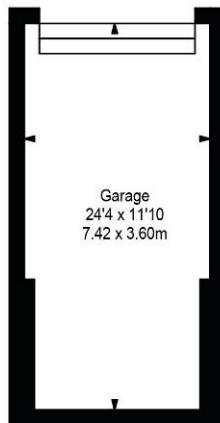
VIEWING

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

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Cliff Road, Hythe



Approximate Gross Internal Area :-
 Ground Floor :- 111.11 sq m / 1196 sq ft
 First Floor :- 92.34 sq m / 994 sq ft
 Second Floor :- 40.04 sq m / 431 sq ft
 Garage :- 27.41 sq m / 295 sq ft
 Summer House :- 19.79 sq m / 213 sq ft
 Total :- 290.68 sq m / 3129 sq ft

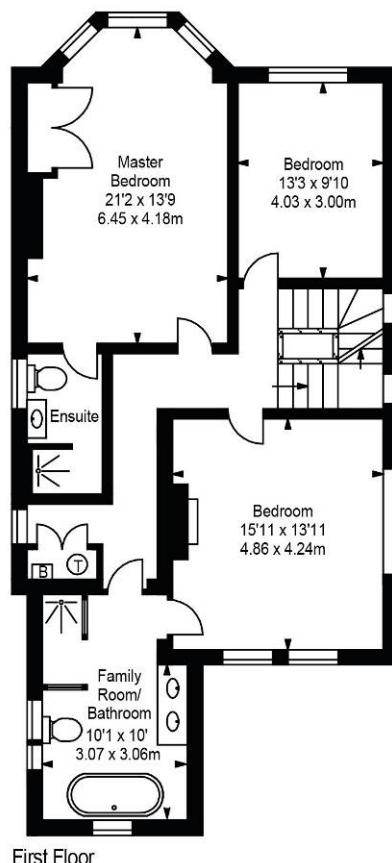
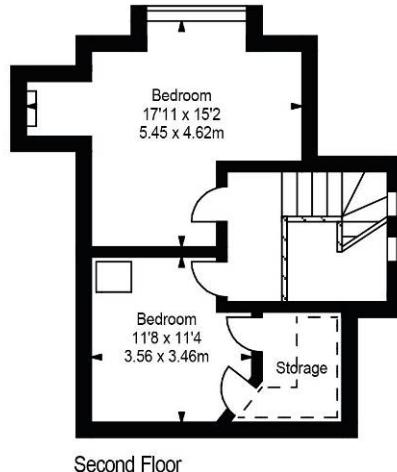
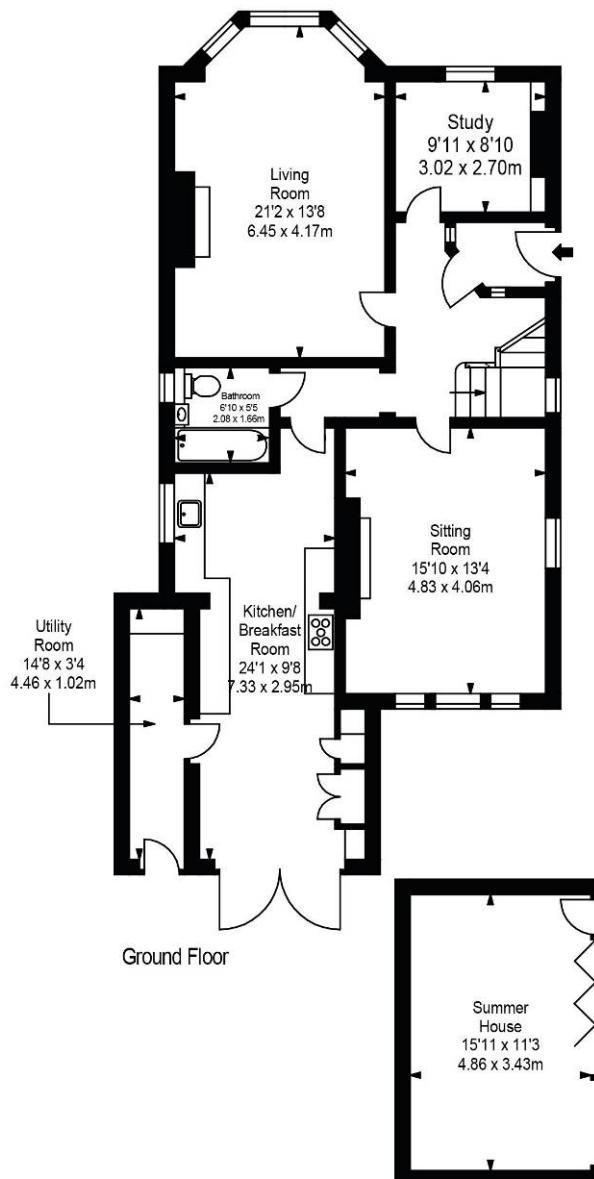


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 floor plan by: www.creativeplanetlk.com