



49 High Street, Hythe, Kent CT21 5AD



MANOR COTTAGE, BASSETT CLOSE, HYTHE

**£775,000 Freehold
NO ONWARD CHAIN**

An individual, 4 bedroom detached house on a wide plot with a frontage of approximately 85 ft (26 m) in an exclusive location enjoying spectacular views to the English Channel & Hythe Bay, offering beautifully presented accommodation delightful gardens, double garage, studio and parking. EPC C.



Manor Cottage
Bassett Close, Hythe CT21 5UZ

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Cloakroom,
Principal Bedroom with En-Suite Shower Room,
3 Further Bedrooms, Family Bathroom,
Detached Double Garage with Games Room/Studio Above,
Generous Gardens**

DESCRIPTION

Manor Cottage enjoys an enviable situation set on the hillside high above the town, moments from the Sene Valley Golf Club, from where the property commands a magnificent south westerly aspect with views over the town, sweeping around the bay to Dungeness and the hills at Fairlight in the distance.

The house is a Potton house from their Heritage range and has been much improved for the owners including the installation of a superb new kitchen, contemporary bathrooms, new double glazed windows and redecoration throughout. The result is an exceptional property now offering beautifully presented and comfortably proportioned accommodation with each of the principal rooms enjoying sea views. There are also solar panels for hot water.

Manor Cottage is one of only four dwellings on this desirable cul-de-sac each of which was built in the grounds of Bassett House, a magnificent dwelling long since destroyed by fire but originally built for Lord Wakefield (Lord Mayor of London 1915-1916). Evidence of the grounds remains with a magnificent flight of steps and terraces incorporated within the gardens of Manor Cottage and providing the perfect vantage point from which to enjoy the views to sea.

SITUATION

Bassett Close is a highly regarded private cul-de-sac and is located approximately one mile from the town centre, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

Sene Valley golf course is within only a short distance away and there are many pleasant country walks and bridle paths within easy reach.

Hythe is very conveniently located for easy access to the M20 (2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour and Sandling mainline railway station is approximately 2 miles distant.



The accommodation comprises:

Open porch with tiled roof, oak door with stained glass leaded light panel to:

ENTRANCE HALL

Stairs to 1st floor, under stairs storage cupboard, oak flooring, radiator with decorative cover, doors to kitchen, cloakroom and:

SITTING ROOM

A double aspect room with bay to the side that has double glazed doors to the garden and south facing window enjoying fabulous views over the garden to the English Channel and around Hythe Bay, contemporary fireplace recess with raised quarry tiled hearth and woodburning stove, oak flooring, two radiators, three up lighters.

KITCHEN/BREAKFAST ROOM

Beautifully fitted with contemporary bone white units, granite worktops and breakfast bar incorporating stainless steel sink with mixer tap, induction hob with stainless steel illuminated extractor hood above, stainless steel double electric oven, cupboard housing Ideal Logic gas fired boiler, corner display shelves, dresser style unit with glazed and illuminated display cabinets, plate racks, part oak, part tiled floor with underfloor heating and illuminated by LED lighting set into the kickboards, door to driveway, window to rear, radiator with decorative cover, open plan to:

DINING ROOM

South facing corner bay and sliding patio doors enjoying superb views over the front garden, the English Channel and Hythe Bay beyond, oak flooring, double radiator.

CLOAKROOM

Contemporary white suite comprising low level WC and wall mounted handbasin, fully tiled walls and floor, obscured glazed window, chrome towel rail/radiator, circular wall mirror and light incorporating glass display shelving.

FIRST FLOOR LANDING

Window to rear, hatch to roof space with ladder fitted and light connected, airing cupboard housing factory lagged hot water cylinder, doors to bedrooms and bathroom.

PRINCIPAL BEDROOM

Window to side, radiator, door to en-suite shower room and door to walk-in wardrobe with hanging rails, shelving and light.

EN-SUITE SHOWER ROOM

Window to rear, shower enclosure fitted with thermostatically controlled shower, low level WC, bidet, countertop inset with wash basin, illuminated wall mirror/cabinet, tiled floor and walls, chrome towel rail/radiator, LED floor lighting.

BEDROOM

High-level window, fitted double wardrobe with sliding mirror doors, radiator.

BEDROOM

Window to side, radiator.

BEDROOM

Window to side and front enjoying uninterrupted views to the English Channel and Hythe Bay, fitted wardrobe with sliding mirrored doors, radiator.

BATHROOM

Panelled bath with mixer shower tap, wall mounted wash basin, low level WC, chrome towel rail/radiator, tiled wall and floor, illuminated wall mirror with shelf, window to side.

OUTSIDE

FRONT AND SIDE GARDENS

There is a long double width resin bound gravelled driveway providing ample parking to the front of the garage. The remainder of the garden is laid extensively to lawn with an ornamental pond. To the side of the house there is generous paved terrace, the perfect environment in which to relax, entertain and enjoy the beautiful views of the sea.





REAR GARDEN

Paved pathway to the rear of the house with stone retaining wall and concrete staircase with balustrade leading to the second level of the garden, a reminder of the original property which stood on the site. The steps return to the generous terrace to the side of the house.

DOUBLE GARAGE

Automatic up and over door, light and power connected, inspection pit.

GAMES ROOM/STUDIO ABOVE GARAGE

Two large and one small Velux window, cold water supply, under eaves storage, wood effect flooring, ornate woodburning stove.

EPC Rating Band C

COUNCIL TAX

Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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.

Manor Cottage, Bassett Close, Hythe

Approximate Gross Internal Area :-

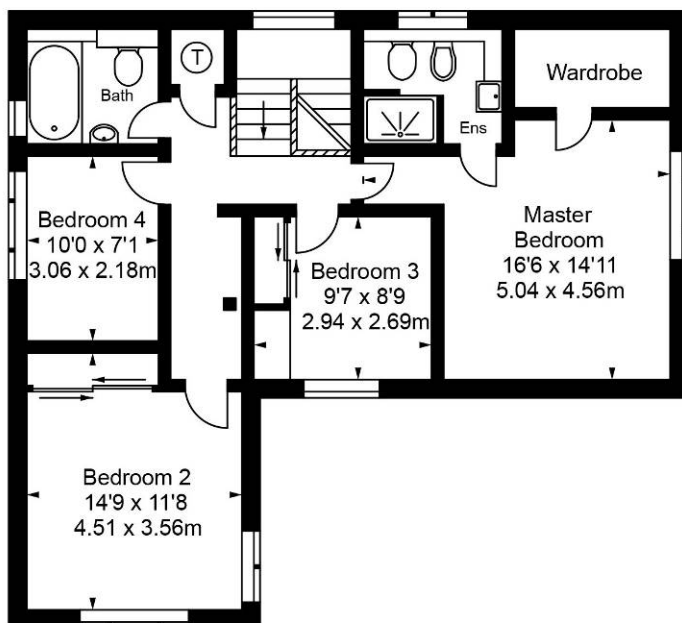
Ground Floor :- 79.26 sq m / 853 sq ft

First Floor :- 75.33 sq m / 811 sq ft

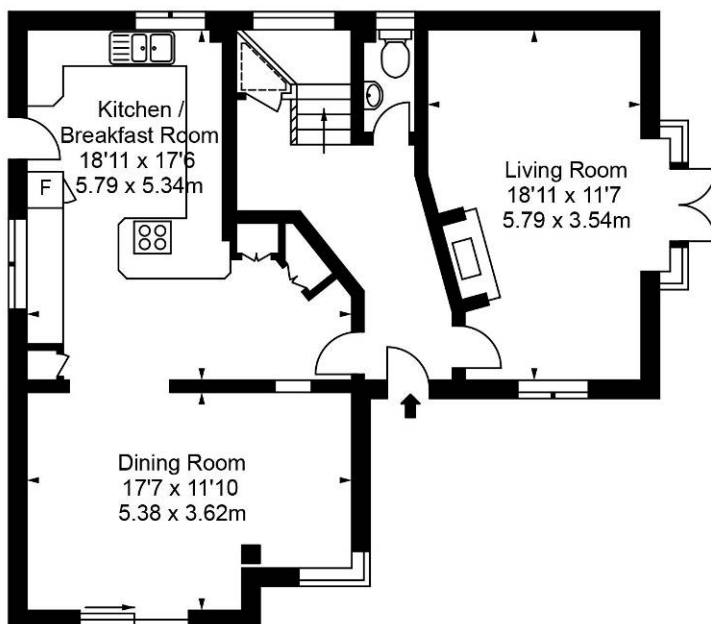
Double Garage :- 27.88 sq m / 300 sq ft

Annex :- 17.15 sq m / 185 sq ft

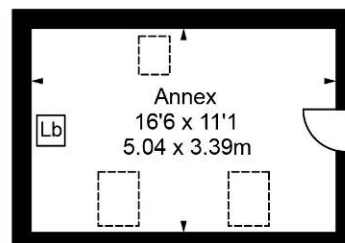
Total :- 199.62 sq m / 2149 sq ft



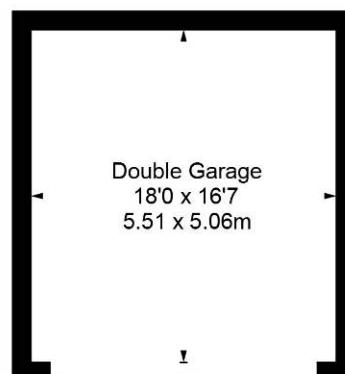
First Floor



Ground Floor



Annex



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com