



49 High Street, Hythe, Kent CT21 5AD



**PALLADIO,  
19 CASTLE AVENUE, HYTHE**

**£980,000 Freehold**

**On the market for only the second time since it was built in 1956, this unique single-storey dwelling has retained a wonderful mid-century modern vibe. It occupies a generous plot of circa two-thirds of an acre, offering an unusual level of seclusion in this exclusive location. 5 bedrooms, garage, parking, outbuildings. EPC C**



# **Palladio, 19 Castle Avenue, Hythe CT21 5HD**

**Entrance Hall, Open-Plan Living Space leads to Kitchen/Utility Area, Sitting Room, 5 Bedrooms (1 En-Suite), Bathroom, Garage, Parking, Gardens and Outbuildings**

## **SITUATION**

Palladio is situated at the end of this very desirable cul-de-sac, within a short walk of the centre of Saltwood, a quintessential English village with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools also in a short walk and Brockhill Performing Arts College is only a little further on. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street offering a choice of independent shops, boutiques, cafes and restaurants, is also within a pleasant walk or short drive of the property. The town is well served by four supermarkets including a Waitrose. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

## **DESCRIPTION**

Set in a haven of peace and tranquillity, Palladio is a unique single-storey dwelling which was designed and built for the original owners in 1956 and was later extended using plans drawn by the original architect. The home enjoys much of the original detail which has been retained by the current owners who have embraced the mid-century modern characteristics of this exceptional property. They have also added a number of modern conveniences, not least of all a comprehensive solar installation which has considerably enhanced the EPC rating to Band C.

The accommodation is spacious and versatile with the majority of the principal rooms all designed to enjoy a particularly attractive aspect over the delightful gardens which face north on due south. The property incorporates two separate entrances (meaning that there is the possibility to create a separate annexe), and the accommodation includes a generous open-plan living/dining room which leads to the kitchen which is well fitted with a combination of original units and bespoke cabinetry, utility area and a cloakroom. The separate sitting room leads to the principal bedroom with dressing area and en-suite bathroom. At the opposite end of the property the inner hall opens to four further bedrooms, the family bathroom and to the integral garage.

Palladio stands in delightfully secluded gardens of approximately two-thirds of an acre, with a generous driveway and ample parking to the front. Within the garden is an attractive outbuilding built of stone, currently used as a gym and a recently constructed contemporary garden room incorporating a sauna and storeroom, (both suitable as a home office) there is also a unique garden cloakroom all of which make it the perfect environment for alfresco entertaining and garden parties.

Whilst Palladio is a very comfortable property as it stands there is the potential to extend further, either outwards or upwards (subject to all necessary consents and approvals being obtained).



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled door with glazed window to side, polished timber floorboards, doors to kitchen, inner hallway and to built-in coats cupboard, radiator, open plan to:

### **LIVING SPACE**

A generous space with polished timber floorboards throughout, timber framed double glazed picture window overlooking the rear garden, timber framed double glazed sliding patio door with double glazed windows to either side opening to and overlooking the rear garden, recessed lighting, radiator, open plan to inner lobby, open plan to:

### **KITCHEN**

Well fitted with a range of bespoke base cupboard and drawer units incorporating recess and plumbing for dishwasher and recess for freestanding cooker with woodblock work surfaces inset with stainless steel one and a half bowl sink and drainer with mixer tap, built-in larder cupboard, recessed lighting, rooflight, windows to front overlooking the garden, cupboard housing factory lagged hot water cylinder, door returning to entrance hall.

### **INNER LOBBY**

Polished woodblock parquet flooring, secondary entrance door and window to front, built-in storage cupboard, timber framed and double glazed window to rear overlooking the garden, doors to sitting room and:

### **CLOAKROOM**

Low level WC, wall-hung washbasin with tiled splashback, built-in storage cupboard, obscured glazed window to front.

### **LIVING ROOM**

Painted brick feature wall incorporating, fireplace recess with freestanding wood burning stove and copper hood, tongue and grooved ceiling with recessed lighting, timber

framed and double glazed corner window overlooking the rear garden, radiator, door to:

### **BEDROOM**

Recessed lighting, built-in wardrobe cupboards in part freestanding, creating a dressing area with dressing table, timber framed and double-glazed window to rear overlooking the garden, further window to side, radiators, door to:

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and handheld shower, low level WC, pedestal washbasin, tiled walls, built in storage cupboards, recessed lighting, extractor fan, obscured windows to front, radiator.

### **INNER HALL**

Access to storage cupboards, two rooflights, radiator, doors to:

### **BEDROOM**

Full wall of built-in wardrobe cupboards concealed by sliding doors, timber framed double glazed window overlooking the rear garden, recessed lighting, polished timber floorboards, radiator.

### **BEDROOM**

Timber framed double glazed window overlooking the garden to the side, polished timber floorboards, fitted desk with shelving over, radiator.

### **BEDROOM**

Timber framed double window overlooking the garden to the side, recessed lighting, built-in wardrobe cupboard, radiator.

### **BEDROOM**

Timber framed double glazed window overlooking the garden to the side, built-in wardrobe cupboard, radiator.



## BATHROOM

Bath in tiled surround with mixer tap and thermostatically controlled shower over and glazed shower screen, low level WC, wash basin set into worksurface with cupboard beneath, double glazed window to side, localised tiling, roof light, wall-mounted Dimplex heater, radiator.

## UTILITY ROOM

Wood block worksurface with recess below and plumbing for washing machine and space for tumble dryer, timber panelled and glazed door to side, door to:

## INTEGRAL GARAGE

Up and over door to front, power and light.

## OUTSIDE

Palladio is set in grounds of approximately two thirds of an acre and is entered via a pair of electronically operated gates set within natural stone gabion piers with a personal gate to the side and entry phone system. The personal gate gives access to a slate-topped pathway leading to the front of the property whilst the double gates open to a sweeping driveway, providing **off-road parking** for a number of vehicles, access to the integral garage, and access to the **carport**, providing covered parking for a number of vehicles. The drive is flanked by areas of lawn, backed by borders, stocked with a variety of shrubs, including pittosporum, buddleia, yew and variegated laurel, amongst others. The lawn to the right is dotted with specimen trees and shrubs, including a magnolia and a magnificent camellia. The gardens continue to either side of the house with expansive areas of lawn and are enclosed by a combination of brick and ragstone walls and timber fencing. There are various magnificent mature trees, including a number of fruit trees, further camellias, rhododendrons, mahonia, pittosporum, amongst others. Within the garden is a timber-framed open store, a purpose-built **GARDEN CLOAKROOM** with composting toilet, urinal, and bespoke resin floor. The building is also supplied with power and lighting and externally there is a

deep ceramic butler's sink with water tap. Alongside is a bark-topped play area with purpose-built climbing frame etc, beyond which is the **GARDEN ROOM** with ragstone elevations and double-glazed sliding patio doors to the front. The structure is utilised by the current owners as a **gym** and incorporates an **external bar** encompassing a block paved patio area. Alongside this is an attractive decked terrace with a further adjoining **GARDEN ROOM** which is arranged in two parts incorporating a **SAUNA** and **STOREROOM** beyond which is a generous timber-framed pergola before the vegetable garden.

## EPC Rating Band C

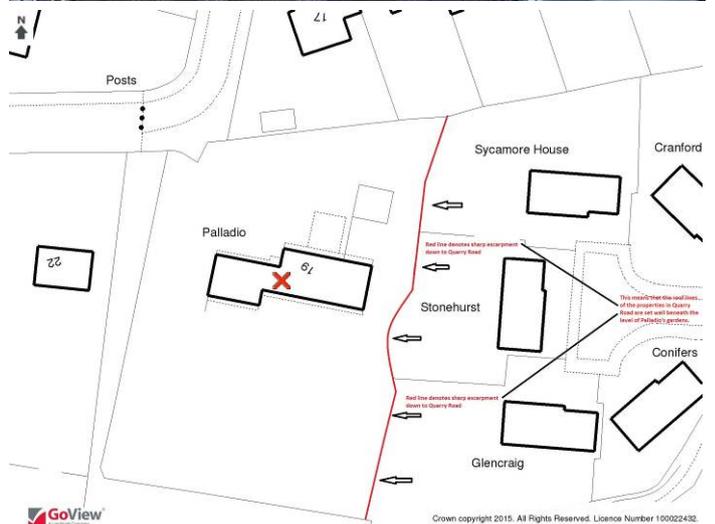
## COUNCIL TAX

Band G approx. £4,015.18 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

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

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Castle Avenue, Saltwood

Approximate Gross Internal Area :-  
 Ground Floor :- 223.99 sq m / 2411 sq ft  
 Sauna :- 22.02 sq m / 237 sq ft  
 Gym :- 19.23 sq m / 207 sq ft  
 Shed :- 10.59 sq m / 114 sq ft  
 Toilet :- 5.02 sq m / 54 sq ft  
 Total :- 280.85 sq m / 3023 sq ft

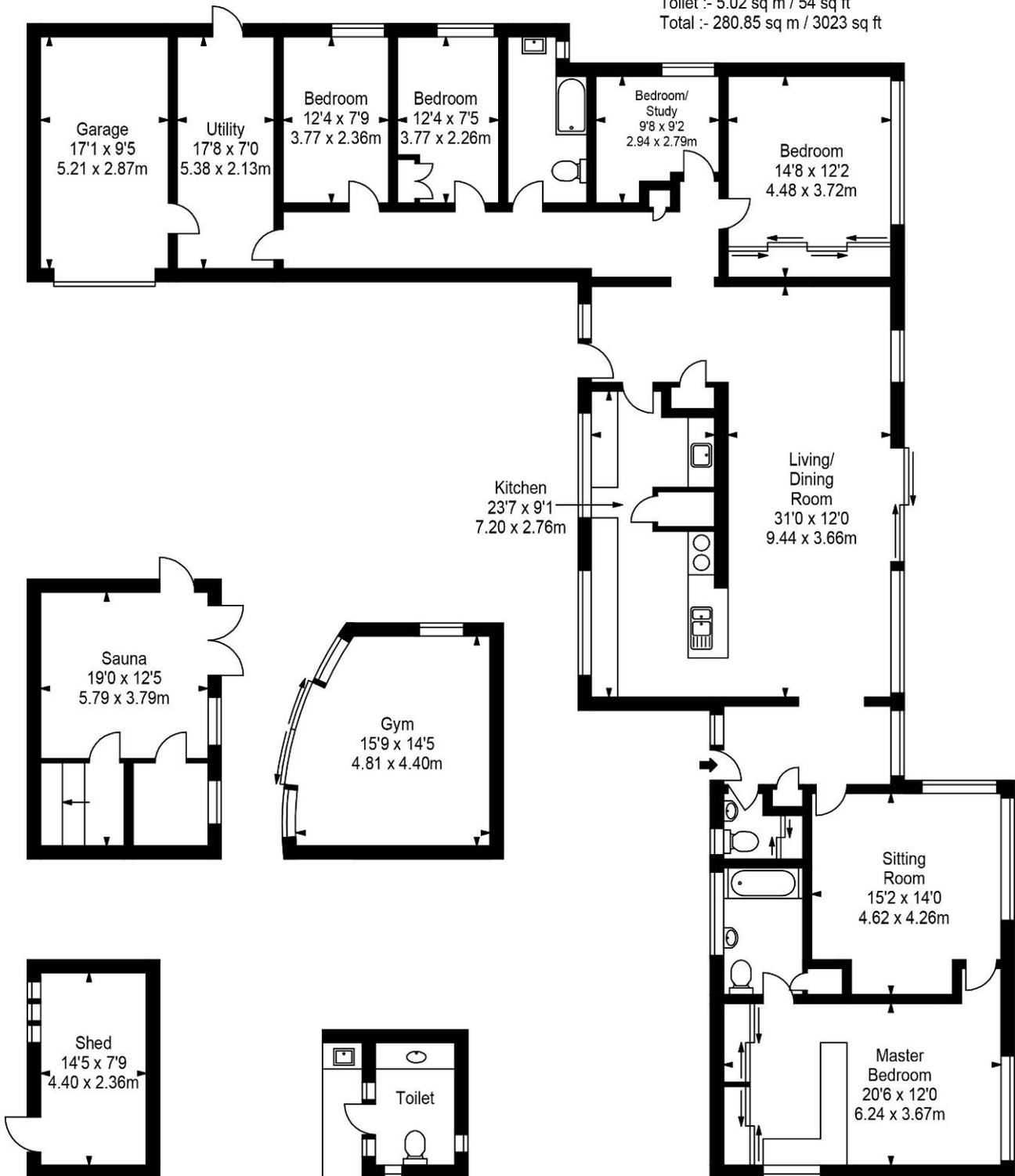


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 floor plan by: www.creativeplanettk.com