



49 High Street, Hythe, Kent CT21 5AD



**BATTLEMORE,  
11 ST JOHNS ROAD, HYTHE**

**£1,645,000 Freehold  
NO ONWARD CHAIN**

The owners of this unique property took a good 1930s house & chose to reinvent it creating something which is quite exceptional providing 3810 sq ft of versatile accommodation, maximising the views of the sea and incorporating 21<sup>st</sup> Century technology with an emphasis on sustainable energy and eco credentials. EPC B





# **Battlemore, 11 St Johns Road, Hythe CT21 4BE**

**Entrance Hall, Inner Hall, Open Plan Kitchen/Dining/Living Space,  
Sitting Room, Utility Room, Plant Room, Two Cloakrooms, Integral Storeroom,  
Principal Bedroom with En-Suite Bathroom and Dressing Area,  
6 Bedrooms (3 en-suite), Family bathroom,  
Gardens to Front & Rear,  
Ample Off Road Parking**

## **DESCRIPTION**

This exceptional property has been reinvented by the current owners who have taken a good 1930s house and transformed it into an exceptional home, designed to compliment a modern lifestyle whilst being mindful of the environment and ensuring the use of renewable energy to minimise the home's carbon footprint including a heat recovery system and twenty three solar panels.

The accommodation, which totals circa 3810 sq ft, is immaculately presented throughout and comprises a welcoming entrance hall leading to the cloakroom and to a stunning open plan kitchen/dining/living space, perfect for family life and with expansive bi-folding doors opening to and uniting the space with the garden and views of the sea beyond. There is a large separate sitting room, utility room, store room and plant room which complete the ground floor. The first floor comprises six bedrooms (one used as an office), three en-suites and a family bathroom. The crowning glory is the principal bedroom suite occupying the entire second floor with dressing area, palatial en-suite bathroom and two Juliet balconies, the perfect vantage point from where to enjoy the views of the sea and around the bay to Dungeness.

To the front of the house there is a large driveway providing parking for numerous vehicles and to the rear there is a secluded garden of a generous size. This incorporates a spacious decked terrace and large expanses of lawn.

## **SITUATION**

St Johns Road is viewed 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 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, Sainsbury & Aldi), doctors' surgeries, etc. The attractive, un-spoilt 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. 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. 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 effect composite and opaque double glazed door with opaque double glazed panels to either side, tiled floor in a geometric design with underfloor heating, recessed lighting, timber effect composite and double-glazed door to:

### **INNER HALL**

LVT flooring in a parquet design with underfloor heating, staircase to first floor with polished timber moulded handrail and panelled balustrade, access to understairs storage cupboard, glazed screen and door opening to kitchen/dining/living space, door to:

### **CLOAKROOM**

Wall hung WC with concealed cistern, wall hung washbasin with mixer tap, tiled splashback and vanity cupboard below, LVT flooring in a parquet design with underfloor heating, recessed lighting, extractor fan, storage cupboard with manifolds for underfloor heating.

### **KITCHEN/DINING/LIVING SPACE**

A generous space arranged in three defined sections united by LVT flooring in a herringbone design with underfloor heating throughout. The **living area** with recessed lighting, provision for a wall-mounted tv, pair of glazed casement doors opening to the sitting room and full wall expanse of bi-folding double glazed doors extending into the dining area, opening to and uniting the space with the garden beyond and from where views of the sea can be enjoyed. The **dining area** with recessed lighting, pendant lighting, pair of double glazed windows to side, open plan to the **kitchen area** with a comprehensive range of base cupboard and drawer units incorporating integrated wine fridge, integrated dishwasher and wine rack with woodblock effect work tops and contrasting quartz work tops inset with one and a half bowl stainless steel sink with grooved drainer to side and Kuka instant hot water tap, range of contrasting part glazed

and illuminated wall cabinets, coordinating island unit with deep pan drawers, quartz worktop inset with four burner Bora induction hob with integrated extractor and undermounted with stainless steel wine cooler, further bank of contrasting full height cabinets incorporating pair of AEG ovens, AEG microwave and AEG warming drawer, full height fridge, full height freezer, pull out larder cupboard and additional storage, recessed lighting, pendant lighting over the island and breakfast bar, double glazed windows to side and rear, doorway to:

### **UTILITY ROOM**

Base cupboards with space to either side and provision for an additional dishwasher, washing machine and tumble dryer, square edged woodblock work surfaces, inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboard and full height storage cupboard, space and plumbing for freestanding American-style fridge freezer, LVT flooring in a herringbone design with underfloor heating, recessed lighting, double glazed window to the side fitted with folding plantation style shutters, door to:

### **INNER HALLWAY**

LVT flooring in a herringbone design with underfloor heating, doors to **deep shelved larder cupboard**, store room, cloakroom and timber effect composite and opaque double glazed door to front.

### **CLOAKROOM**

Low level WC with concealed cistern, wall hung wash basin with vanity cupboard below.

### **STORE ROOM**

Up and over door to front, power and lighting door to:

### **PLANT ROOM**

Nuaire heat recovery system, pressurised hot water cylinder, heat source air pump, workings for solar panels, water softener.



## **SITTING ROOM**

A generous space spanning the full depth of the property with LVT flooring in a herringbone design with underfloor heating throughout, recessed lighting, double glazed windows to front and side fitted with folding plantation style shutters, provision for wall-mounted tv, three floor-to-ceiling double glazed windows to rear overlooking the garden and enjoying views of the sea, double glazed casement door to side.

## **FIRST FLOOR LANDING**

Staircase continuing to second floor with double height double glazed window to front, recessed lighting, contemporary column radiator, door to deep shelved linen cupboard, double glazed window to side fitted with folding plantation style shutters, doors to:

## **BEDROOM 2**

Built-in wardrobe cupboards, recessed lighting, bay with double glazed windows fitted with folding plantation-style shutters and enjoying far-reaching views of the sea and around the bay to Dungeness, contemporary column radiator, pocket door to:

## **EN-SUITE SHOWER ROOM**

Fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung washbasin with mixer tap, vanity cupboard below and mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder towel rail.

## **BEDROOM THREE**

Range of built-in wardrobe cupboards, recessed lighting, double glazed windows to side and rear enjoying far-reaching views of the sea and around the bay to Dungeness and fitted with folding plantation style shutters, contemporary column radiator, pocket door to:

## **EN-SUITE SHOWER ROOM**

Fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung washbasin with mixer tap, vanity cupboard below and mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder towel rail.

## **BEDROOM FOUR**

Range of built-in wardrobe cupboards, recessed lighting, double glazed window to side fitted with folding plantation style shutters, contemporary column radiator, pocket door giving access to:

## **EN-SUITE SHOWER ROOM**

Fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung washbasin with mixer tap, vanity cupboard below and mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder towel rail.

## **BEDROOM FIVE**

Full range of built-in wardrobe cupboards, recessed lighting, double glazed window to rear fitted with folding plantation style shutters and enjoying far-reaching views of the sea and around the bay to Dungeness, contemporary column radiator.

## **BEDROOM SIX**

LVT oak effect flooring, recessed lighting, double glazed window to front fitted with folding plantation style shutters, contemporary column radiator.

## **BEDROOM SEVEN**

LVT oak effect flooring, recessed lighting, double glazed window to front, fitted with folding plantation style shutters, contemporary column radiator.



## **BATHROOM**

Well fitted with a contemporary suite comprising twin ended bath with mixer tap and retractable handheld shower, tiled twin sized shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low level close coupled WC, glass wash basin with mixer tap and shaped vanity drawers below, tiled floor (with underfloor heating), walls tiled to half height, recessed lighting extractor fan, opaque double glazed window to side fitted with folding plantation style shutters, heated ladder rack towel rail.

## **SECOND FLOOR PRINCIPAL BEDROOM**

The second floor of the property is occupied entirely by the principal bedroom suite. A generous space set beneath a vaulted ceiling with LVT timber effect flooring with underfloor heating throughout, pair of full height double glazed casement doors with triangled fan lights above fitted with folding plantation style shutters and opening to a pair of Juliet balconies from where expansive views over Hythe, of the sea, the marsh and around the Bay to Dungeness can be enjoyed, further double glazed window to side fitted with folding plantation style shutters, access to under eaves storage cupboards, access to **walk-in wardrobe** with double glazed Velux roof light to front, access to eaves storage cupboards, double glazed window to side.

## **EN-SUITE BATHROOM**

Twin ended panelled bath fitted with mixer tap and retractable handheld shower, wall hung WC with concealed cistern, twin sized shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, pair of polished stone circular basins, each with a mixer tap and set on a bespoke piece of cabinetry, tiled floor, tiled walls, recessed lighting, extractor fan, opaque double glazed window to the side, high level double glazed Velux roof light, heated ladder rack towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is set behind a mature laurel hedge and is entered via a five bar gate opening to a generous driveway, topped in granite chippings and providing ample parking for numerous vehicles. Side access can be gained to the:

### **REAR GARDEN**

Encompassing the house to two sides is a spacious terrace which is decked in composite decking and from where two flights of stairs access the garden which enjoys a south-westerly aspect and is well enclosed by close boarded timber panelled fencing. A third set of steps leading along the other side of the property. The garden is laid largely to lawn with beds planted with variety of shrubs, herbaceous and other plants, including lupin, salvia, euphorbia, pieris, foxgloves and others. There are also two raised vegetable beds and some specimen trees including a weeping willow, fig and apple tree.

### **EPC Rating Band B**

### **COUNCIL TAX**

Band E approx. £3,063.80 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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

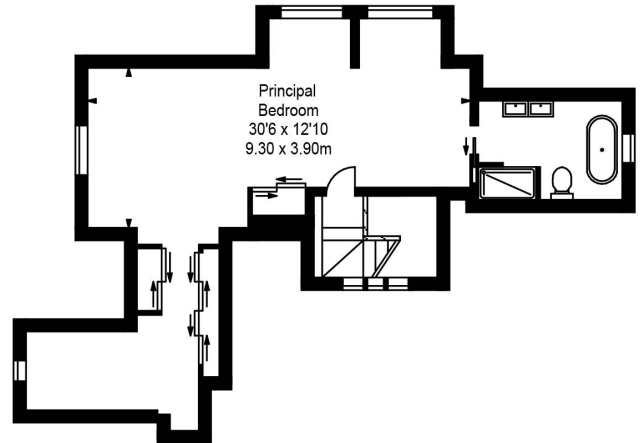
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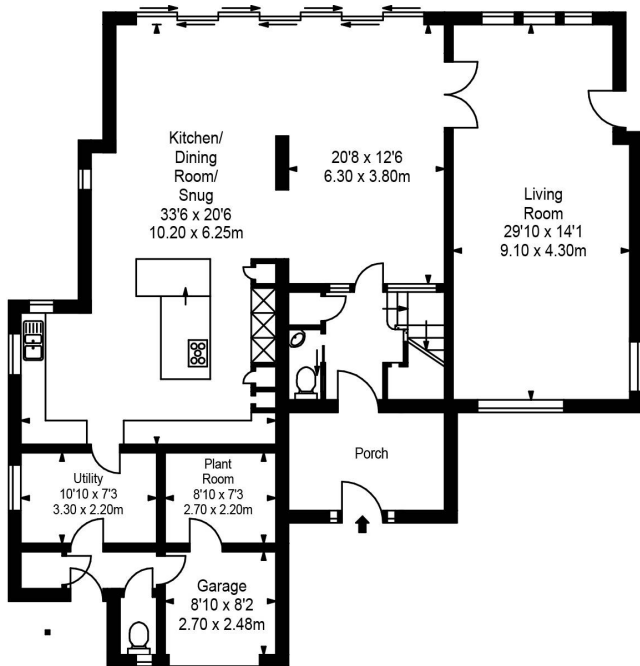


Battlemore, 11 St John's Road, Hythe

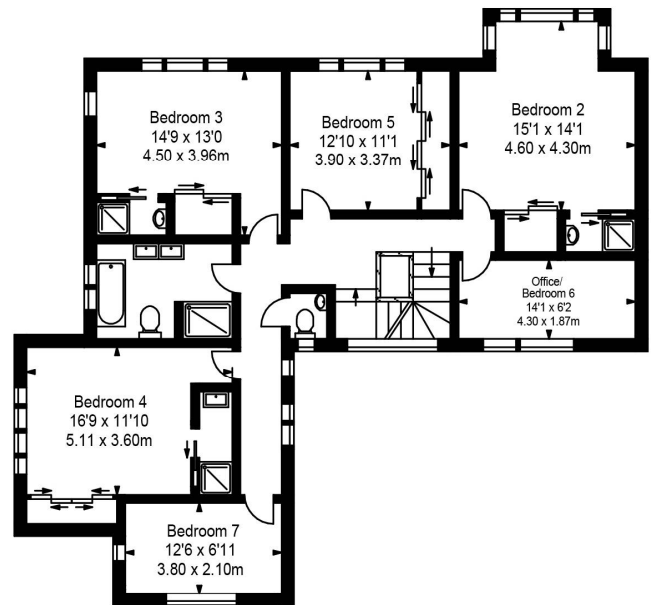
Approximate Gross Internal Area :-  
Ground Floor :- 165.46 sq m / 1781 sq ft  
First Floor :- 122.17 sq m / 1315 sq ft  
Second Floor :- 66.33 sq m / 714 sq ft  
Total :- 353.96 sq m / 3810 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)