LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

HILLSIDE LODGE, LONDON ROAD, HYTHE

£895,000 Freehold

This substantial detached family house, with 3 reception rooms, conservatory, kitchen/breakfast room, 5 bedrooms together with a separate studio apartment occupies a generous plot of approximately 0.6 of an acre. It enjoys a secluded setting with gardens to three sides, a large garage and ample parking. EPC D & C.

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Hillside Lodge, London Road, Hythe CT21 4JH

Entrance Hall, Sitting Room, Dining Room, Snug, Kitchen/Breakfast Room, Conservatory, Cloakroom,
Five Bedrooms, (the principal with En-Suite Shower Room), Bathroom,
OUT BUILDING incorporating Generous Garage, Utility Room,
SELF CONTAINED STUDIO with open plan Living Space/Kitchenette, Shower Room and Mezzanine Sleeping Area.
Ample Parking, Gardens to Front, Side and Rear

DESCRIPTION

Hillside Lodge is an imposing detached double fronted property understood to date to the 1920 s with later, sympathetically designed additions. The house exudes charm and character with a wealth of original detail throughout the interior.

The spacious and attractively presented accommodation comprises a welcoming entrance hall leading to the snug with it s cosy wood burning stove, the dining room, with a fireplace, beyond which is the main sitting room also with a wood burning stove. The kitchen/breakfast room is a particularly generous space and is smartly fitted with a sleek modern kitchen with integrated appliances. It leads to a wonderful conservatory, the perfect spot from where to enjoy the view over the garden. There is also a cloakroom. The first floor comprises five very comfortable bedrooms, the principal with an en-suite shower room, and a family bathroom also with shower.

In addition to the main dwelling there is a self contained studio apartment, perfect for housing dependent relatives but also ideal as a holiday let or permanent rental opportunity it currently has a tenant in situ and generates an income of circa £10,800 per annum and can be sold as such or with vacant possession. The utility room and garage also form part of this building.

The gardens, which total circa 0.6 of an acre, are delightfully secluded and provide wonderful setting befitting of this exceptional home. A long driveway passes a relatively level lawned area which may be suitable for future development (subject to obtaining all necessary consents and approvals). There is ample parking at the front of the house, a vegetable garden at the side and the rear garden is perfect for alfresco entertaining.

SITUATION

London Road is a desirable situation on the lower hillside, approximately 1 mile from the town centre and close to bus routes to the surrounding areas. Hythe enjoys a vibrant high street with a diverse range of independent shops, boutiques, restaurants, cafes, doctors surgeries and dentists etc. It is also well catered for with four supermarkets (including Waitrose). The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There are a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and spa, cricket, bowling, squash and lawn tennis clubs, 2 golf courses and the sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 18. There are boys and girls grammar schools in Folkestone which are accessible by a bus service from Hythe.

Hythe is very conveniently located being easily accessible to the M20, Channel Tunnel Terminal, ferry port of Dover, etc.. Westenhanger mainline railway station is within a few minutes drive and offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Central and also from Ashford International.

The accommodation comprises:

ENTRANCE VESTIBULE
Entered via a ledge and braced oak door, tiled floor, timber framed and double glazed window to front, glazed double doors opening to:

ENTRANCE HALL
Ceramic tiled floor in a wood effect, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square newel post, radiator , doors to understairs storage cupboard and:

DINING ROOM
Polished timber floorboards, open fireplace over a quarry tiled hearth with painted timber overmantel, painted beamed ceiling, timber framed and double glazed window to front, timber framed and double glazed casement doors with window to side opening to and overlooking the rear garden, radiators, door to:

SITTING ROOM
Attractive oak fireplace surround encompassing a wood burning stove over a granite hearth, four wall light points, painted beams to ceiling, timber framed and double glazed window to front overlooking the garden, timber framed and double glazed windows to side and rear overlooking the rear garden, radiators.

SNUG
Polished timber floorboards, painted brick fireplace surround with oak overmantel encompassing a wood-burning stove over a brick hearth with shelved recess to side, painted beamed ceiling, bay with timber framed and double glazed windows to front overlooking the garden, radiator.

KITCHEN/BREAKFAST ROOM
A generous space well fitted with a comprehensive range of base, cupboard and drawer units incorporating deep pan drawers integrated dishwasher, freezer and bin drawer, square edged granite effect worktops inset with five burner induction hob and sink and drainer with mixer tap, coordinating upstands, range of wall cupboards, further bank of units incorporating full height integrated fridge and pull out shelved larder cupboard with further shelved cupboard to side, integrated eye level double oven/grill, coordinating island with kickboard heater, ceramic tiled flooring, part vaulted ceiling with three double glazed Velux roof lights, recessed lighting, square archway with steps leading up to the:

CONSERVATORY
A generous space of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, ceramic tiled flooring coordinating with that in the kitchen, double glazed windows to all sides and pair of double glazed casement doors to either side opening to and uniting the space with the garden, radiator.

CLOAKROOM
Low-level WC, pedestal washbasin with mixer tap and tiled splashback, built-in corner cupboard, ceramic tiled floor in a timber effect, timber framed and double glazed window to side, radiator.

FIRST FLOOR LANDING
A generous space with built-in heated linen cupboard housing factory-lagged hot water cylinder, access to loft space, dormer with timber framed and double glazed windows to front overlooking the garden, radiator, doors to:

BEDROOM
Comprehensive range of fitted wardrobe cupboards, timber framed and double glazed windows to side and rear overlooking the garden, with distant views of the sea and window seat, radiator, door to:

EN-SUITE SHOWER ROOM
Shower enclosure, low level W.C., pair of wash basins set on a worktop with vanity cupboards below and tiled splashback, double glazed Velux roof light to rear, radiator.

INSPIRATION FAUVISME

BEDROOM
Timber framed and double glazed window to front, radiator.

BEDROOM
Timber framed and double glazed windows to side and rear overlooking the garden, radiator.

BEDROOM
Polished timber floorboards, open fronted wardrobe cupboard, timber framed and double glazed windows to front and side enjoying distant views of the sea, radiator.

BEDROOM
Dormer with timber framed and double glazed windows to rear overlooking the garden and fitted with window seat incorporating storage, radiator.

BATHROOM
Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, walk-in shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low-level WC, wash basin with mixer tap, vanity cupboard below and mirrored cupboard above, ceramic tiled floor, largely tiled walls, extractor fan, timber framed and double glazed window to side, heated ladder towel rail.

THE CABIN

ENTRANCE VESTIBULE
Entered via a timber panelled and glazed door with steps up to:

UTILITY ROOM
Tiled floor, range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and dishwasher, roll-top work surfaces inset with deep ceramic butlers sink and induction hob, tiled splashbacks, range of coordinating wall cupboards, recessed lighting, extractor fan, tiled floor, timber framed and double glazed window to side, radiator, door with steps down to garage. Entrance door to:

LIVING SPACE
A generous space of L-shaped form incorporating **kitchenette**, timber framed and double glazed casement doors opening to the rear garden, radiator, door to shower room and ladder staircase up to **mezzanine floor** (used as a bedroom), with limited head height, built-in storage cupboards, recessed lighting, two double glazed Velux roof lights to side.

SHOWER ROOM
Shower enclosure fitted with thermostatically controlled shower, low level W.C., pedestal wash basin with tiled splashbacks, tiled floor, shaver point, recessed lighting, extractor fan.

GARAGE
Of a generous size with up and over door to front, power and light, wall-mounted gas-fired boiler serving The Cabin. Mainly boarded mezzanine/storage area with Velux window.

OUTSIDE
FRONT GARDEN
The garden to the front of the property is approached via a long driveway opening to a generous parking and turning area to the front of the house. The garden is laid largely to lawn with various specimen trees and shrubs including a silver birch and rhododendrons. A flight of three steps lead up to the front door, flanked by areas of lawn to either side, edged by borders, stocked with roses, ferns, bergenia etc. The garden continues to the side of the house, where there are raised vegetable beds, and then continues to the:

REAR GARDEN
Directly to the rear of the property is a generous paved terrace, perfect for alfresco dining and entertaining from where a flight of steps lead up to the remainder of the garden which slopes gently upward away from the property and is laid extensively to lawn and enclosed by mature evergreen hedging with various beds planted with a variety of shrubs herbaceous and other plants.

EPC Rating Band D and C

COUNCIL TAX

Band G approx. £4,177.90 (2026/27) Folkestone & Hythe District Council.

VIEWING

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

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Hillside Lodge, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 125.5 sq m / 1351 sq ft
First Floor = 101.2 sq m / 1089 sq ft
The Cabin/Studio = 68.4 sq m / 736 sq ft
Loft Space = 22.9 sq m / 246 sq ft
Total = 318.0 sq m / 3422 sq ft
(Including Garage)

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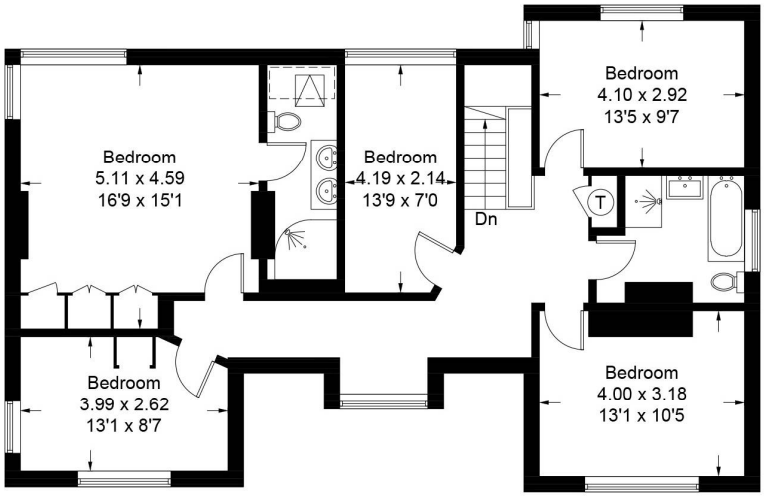
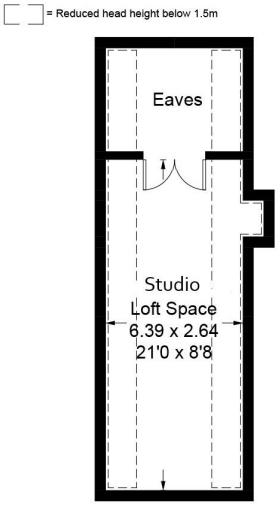
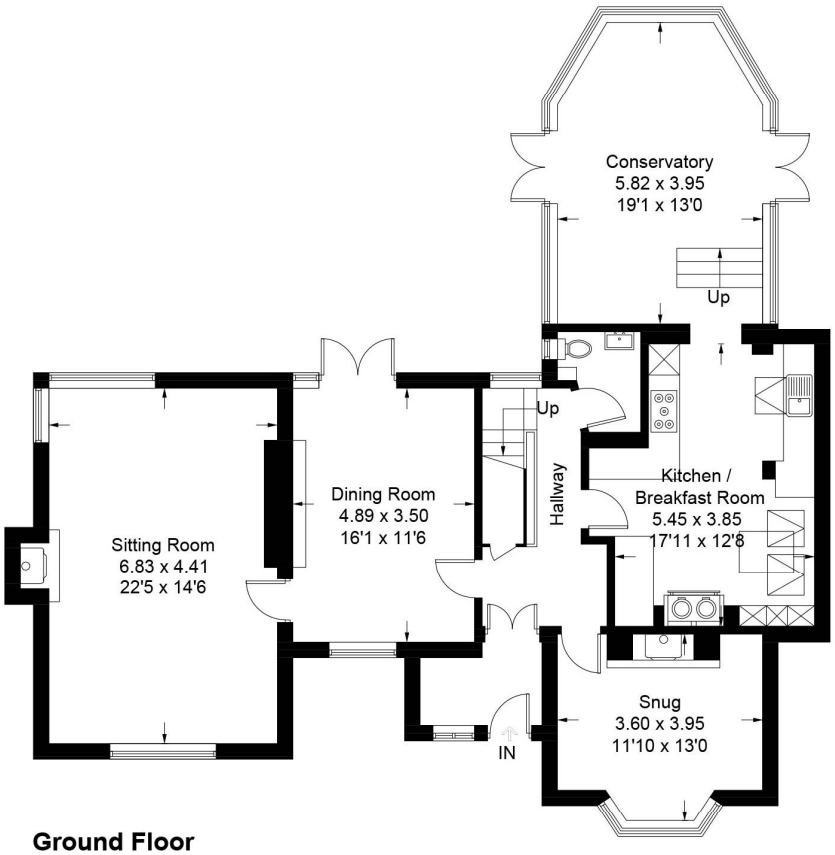


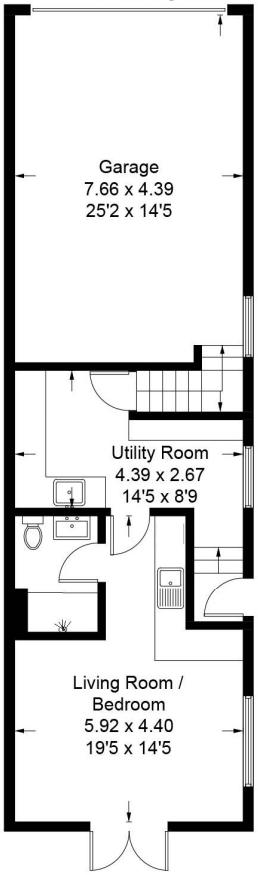
First Floor



Loft Space



Ground Floor



The Cabin/Studio
(Not Shown In Actual Location / Orientation)

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