



Cliff Road, Hythe







Aston House

Cliff Road, Hythe
Kent, CT21 5XD

1 mile Hythe
13.5 miles Ashford

3.5 miles Folkestone
19.5 miles Canterbury

Description

Ground Floor

- Porch
- Hallway
- Cloakroom
- Sitting Room
20'0 x 16'1
(6.10m x 4.90m)
- Dining Room
16'9 x 14'1
(5.11m x 4.29m)
- Morning Room
16'1 x 12'5
(4.90m x 3.78m)
- Sun Room
- Kitchen/Breakfast
Room 27'7 x 12'5
(8.41m x 3.78m)
- Utility Room
10'4 x 5'11
(3.15m x 1.80m)

First Floor

- Landing
- Bedroom
19'7 x 13'6
(5.97m x 4.11m)
- Dressing Room
10'10 x 6'10
(3.30m x 2.08m)

- En-suite
Shower Room

- Bedroom
14'5 x 12'6
(4.39m x 3.81m)
- Jack 'n' Jill En-
suite Shower
Room
- Bedroom
12'0 x 11'10
(3.66m x 3.61m)
- En-suite
Bathroom
- Office
20'1 x 18'4
(6.12m x 5.59m)
- Kitchen Area
7'7 x 6'11
(2.31m x 2.11m)
- W.C

Second Floor

- Bedroom
15'9 x 15'9
(4.80m x 4.80m)
- Kitchen Area
14'5 x 6'3
(4.39m x 1.91m)

- En-suite Shower
Room

External

- Large Gardens -
Laid mainly to
lawn with a
woodland area
to the top of the
front garden.
Variety of plants,
trees, shrubs
etc.,
Summerhouse,
vegetable
garden and
heated
swimming pool
- Summerhouse
18'8 x 6'0
(5.69m x 1.83m)
- Integral Double
Garage
19'8 x 17'1
(5.99m x 5.21m)

- Detached
Double Garage
25'7 x 20'3
(7.80m x 6.17m)
- Room Above
Garage
15'0 x 13'11
(4.57m x 4.24m)





Property

'Aston House' is found in one of Hythe's most sought-after and desirable locations, and stands on a beautiful plot in excess of an acre.

As you drive down the long driveway to the main residence, there is a feeling of elegance from a by gone era. Sene Valley Golf Course surrounds the home and to the rear there are stunning uninterrupted sea views of the Channel. Believed to date from the early 1900's, this beautiful home has many attractive features and provides spacious and versatile living accommodation. There are three reception rooms, plus a kitchen/diner and utility room to the ground floor. To the upper floors there are four bedrooms; all of which have en-suite facilities. The two largest bedrooms also have air-conditioning. There is also a separate office with its own W.C and kitchen facilities, which is ideal for those wanting to work from home or it could possibly provide annex accommodation subject to the necessary consents being obtained. There is also a back-up generator that operates automatically if there is a loss of power.

Externally, the large gardens are laid mainly to lawn with a woodland area to the top of the front garden. There are a wide variety of plants, trees, shrubs etc., as well as a Summerhouse and vegetable garden. One of the features of this lovely family home is the heated swimming pool to the rear.

There is an integral double garage and a detached double garage with a room above, which could provide an annex subject to the necessary consents being obtained.

Hythe town centre is within easy access, where you will find a variety of shopping and dining facilities. There are also a number of leisure and recreational facilities including golf clubs and sailing clubs, amongst many others. Commuting services are excellent with high-speed rail links to London St. Pancras available from Folkestone West railway station, which is approximately 3.5 miles away. Road links to the M20 motorway which provides a network to the remainder of Kent is also within easy access, as to is the Eurotunnel in Cheriton providing access to Europe which is approximately 3 miles away.



The Vendor's View

We were looking at two houses at the time when we particularly fell for this house, some 36 years ago now. It has a lovely feel about it, right from the moment you drive up the driveway. When you look out of the windows at the incredible sea views, it takes your breath away.

My favourite room is what I call the morning room. Whatever the weather, and during any season, it is always light and warm, perhaps thanks to the under-floor heating! It's a very comfortable place to relax and enjoy the views over the sea.

The house and gardens seem to have a microclimate, even when the sea mist surrounds the town; it always stops at the hedge that borders the grounds! Sometimes you can be surrounded by clouds and still be in sunshine. We have particularly enjoyed using the heated pool in the summer months.

Thanks to the quiet location there is a lot of visiting wildlife. Years ago, we used to have a highland pony who lived on the bank, and it was wonderful to be able to saddle up and ride off into the countryside.

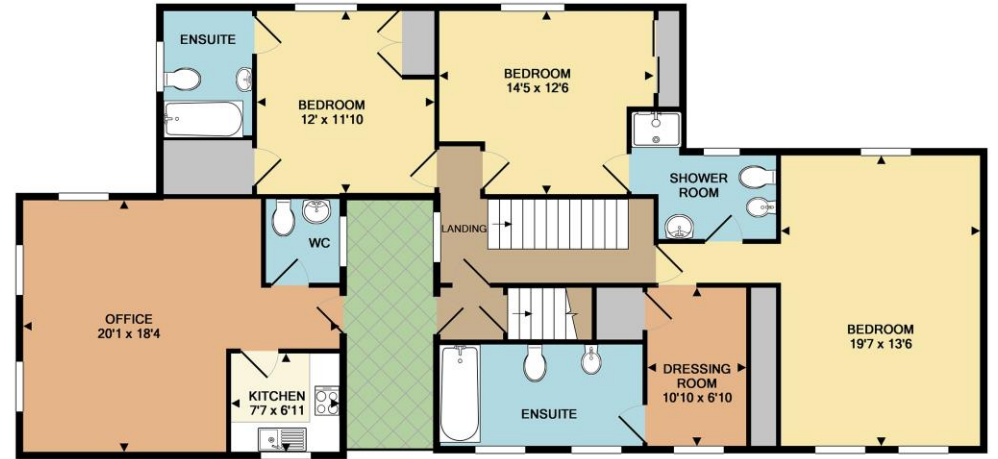
The house is positioned in a private and secluded position above Hythe, surrounded by the golf course. It is only a ten-minute walk into the centre of town and down to the seafront, and a 10-15 minute drive from Folkestone. You can catch the high-speed rail service from either Folkestone West or Saltwood and be in London in just over an hour, door-to-door. At the same time, there are countryside walks and great horse riding country right from the garden gate. It's an ideal location offering convenience and seclusion.

I'm going to miss the sunny aspect of the house, and the amazing sea views, especially the spectacular sunsets. You feel as though you could sit and look at the sea all day, and the light in this place is amazing, with different lights across the sea; it's always different and absolutely enchanting.





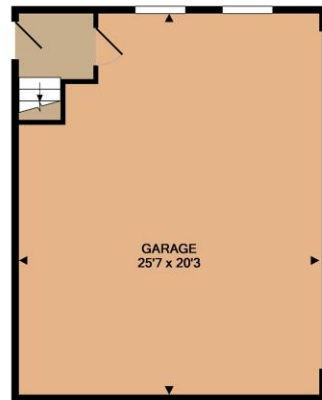
GROUND FLOOR
APPROX. FLOOR
AREA 1772 SQ.FT.
(164.6 SQ.M.)



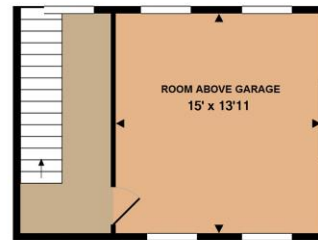
1ST FLOOR
APPROX. FLOOR
AREA 1452 SQ.FT.
(134.9 SQ.M.)



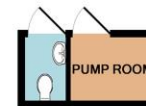
2ND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)



APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)




OUTBUILDINGS
APPROX. FLOOR
AREA 149 SQ.FT.
(13.9 SQ.M.)




TOTAL APPROX. FLOOR AREA 4637 SQ.FT. (430.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Total area includes Annex and outbuildings.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing

Strictly by appointment with Miles and Barr Exclusive

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E: Folkestone@milesandbarr.co.uk

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Opening Hours

Monday to Friday: 8.30am – 6.00pm
Saturday: 9.00am – 5.00pm
Sunday: 11.00am-3.00pm



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