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49 High Street, Hythe, Kent CT21 5AD



**11 ST JOHNS ROAD,  
HYTHE**

**£775,000 Freehold**

**A substantial detached house on a generous plot, in an exclusive location from where it enjoys views to the sea. Now requiring general updating having been in the hands of the same family for around 50 years but offering the potential to create an exceptional home. 3 reception rooms, 6 bedrooms, garage, parking, gardens.**



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

**Tel: 01303 266022**

**email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)**

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

**Entrance Vestibule, Reception Hall, Sitting Room, Dining Room,  
Sun Room, Kitchen, Utility Room, Cloakroom,  
Six Bedrooms, Dressing Room, Bathroom, Separate WC  
Integral Garage, Parking, Gardens to Front, Side and Rear**

### **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, unspoilt 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate).

### **DESCRIPTION**

This handsome property, understood to have been built by Charliers, local builders held in high regard, in the 1930s, occupies a generous plot and is situated in an exclusive residential location from where it commands stunning south-westerly views to the sea and around the bay to Dungeness in the distance. The house was purpose-built for the Army as the residence for the Commander of the Small Arms School in Hythe, it was originally named Battlemore.

The property has been in the ownership of the same family for some fifty years and, whilst appearing to have been generally well maintained, it is fair to say that this much loved family home would now benefit from general updating and improvement. With around 2400 square feet of accommodation, it offers the potential to provide a very comfortable home and is considered well worthy of any expenditure required. There is also scope to extend subject to all necessary consents and approvals being obtained.

The well-proportioned accommodation comprises a welcoming reception hall, sitting room, dining room, sun room, kitchen, utility room and domestic offices. On the first floor there are six bedrooms, one with an adjoining dressing room, a bathroom and separate WC. The house is surrounded by gardens to the front side and rear, there is ample parking and an integral garage.

The accommodation comprises:

#### **ENTRANCE VESTIBULE**

Entered via a substantial panelled door, quarry tiled floor, door to under stairs storage cupboard, door to: -

#### **RECEPTION HALL**

Staircase to first floor with polished timber moulded hand rail, panelled balustrade and terminating in a square newel post, coved ceiling, opening with windows to either side to sun room with door to garden, pair of cast iron column radiators, doors to cloakroom, kitchen, dining room and: -

#### **SITTING ROOM**

Attractive painted timber fireplace surround with marble insert incorporating recessed coal-effect living flame gas fire above a marble hearth, coved ceiling, double-glazed window to side, bay with double-glazed windows overlooking the rear garden and fitted with window seat concealing cast iron column radiator, further radiator.

#### **DINING ROOM**

Coved ceiling, double-glazed windows to side and rear overlooking rear garden, cast iron column radiator, further radiator, wall mounted gas fire.

#### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess for dishwasher, square edged work tops inset with four burner gas hob, 1 ½ bowl sink and drainer unit with mixer tap, tiled splash backs, coordinating wall cupboards, integrated eye-level double oven/grill, coordinating dresser style unit, original built-in storage cupboards, original bell board, recess currently housing freestanding fridge, door to deep shelved larder cupboard, serving hatch to dining room, double -glazed windows to side and rear, radiator, door to:-

#### **UTILITY ROOM**

Base cupboard with recess and plumbing to side for washing machine with stainless steel sink and drainer unit above, double-glazed window to side, quarry tiled floor, door to: -

#### **REAR HALLWAY**

Quarry tiled floor, shelved storage cupboard, further cupboard housing floor standing Potterton gas-fired boiler, access to: -

#### **INTEGRAL GARAGE**

Up and over to front, obscure double-glazed window to side, power and light.

#### **CLOAKROOM**

Obscure double-glazed window to front, quarry tiled floor, door to: -

#### **W/C**

Quarry tiled floor, pedestal washbasin, low-level WC, obscured double glazed window to front, radiator.

#### **FIRST FLOOR LANDING**

Picture window to front above stairwell, cast iron column radiator, further radiator, sliding hatch with loft ladder giving access to loft space, low-level storage cupboard, doors to: -

#### **BEDROOM 1**

Built-in wardrobe cupboard, recess with pedestal washbasin, further built-in wardrobe cupboards, bay with double-glazed windows to rear commanding far-reaching views to the sea and around the bay to Dungeness in the far distance, cast iron column radiator.

#### **BEDROOM 2**

Pedestal washbasin with tiled splash back, double-glazed windows to side and rear commanding far reaching views to the sea and around the bay to Dungeness, radiator.

#### **BEDROOM 3**

Built-in wardrobe cupboard, recess with pedestal washbasin, double-glazed window to rear enjoying far-reaching views to the sea and around the bay to Dungeness, radiator.

#### **BEDROOM 4**

Double-glazed windows to side, radiator.

#### **BEDROOM 5**

Double-glazed windows to side, radiator, door to: -









### **ADJOINING DRESSING ROOM**

Double-glazed windows to side, radiator, door to deep **walk-in eaves cupboard** with double-glazed window to side.

### **BEDROOM 6**

Built-in wardrobe cupboard, double-glazed windows to side, radiator.

### **BATHROOM**

Panelled bath within a tiled surround, walk-in tiled shower enclosure with thermostatically-controlled shower, pedestal washbasin, walls tiled to half height coved ceiling, obscure double-glazed window to side, heated ladder rack towel rail, radiator, door to deep shelved heated linen cupboard housing factory-lagged hot water cylinder.

### **SEPARATE WC**

Low level WC with high-level cistern, wall hung washbasin, obscure double-glazed window to front.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is entered via a pair of five bar gates and is laid extensively to lawn with a generous tarmacadam driveway providing off-road parking, turning and access to the garage. Access can be gained to either side of the property to the: -

### **REAR GARDEN**

Spanning the width of the rear of the house is a shallow, paved terrace where a central flight of steps leads down to the remainder of the garden which is laid extensively to lawn and is well enclosed with a combination of mature hedging and timber panelled fencing. There are various mature specimen shrubs including hebe, bay and mahonia together with ornamental fruit trees and a specimen weeping willow, to the far corner of the garden is a timber-framed storage shed and adjoining the side of the house, a greenhouse, there is also a timber-framed pergola supporting a climbing rose. Former vegetable garden to far end of garden.

### **COUNCIL TAX**

Band G approx. £3243.36 (2020/21)  
Folkestone & Hythe District Council.

### **VIEWING**

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

### **EPC BAND F**



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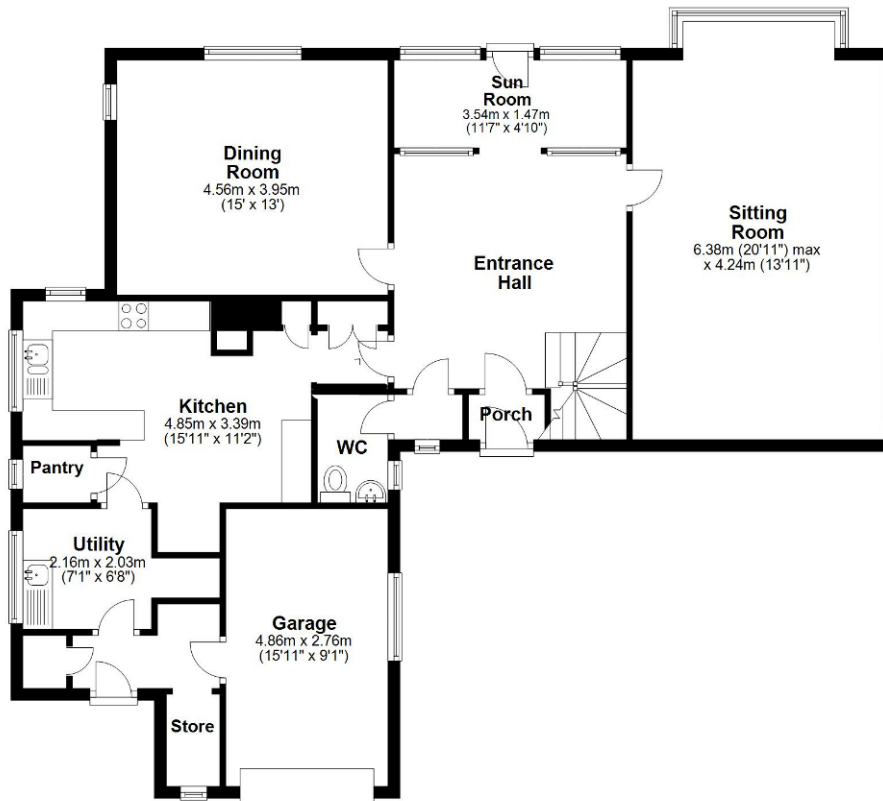






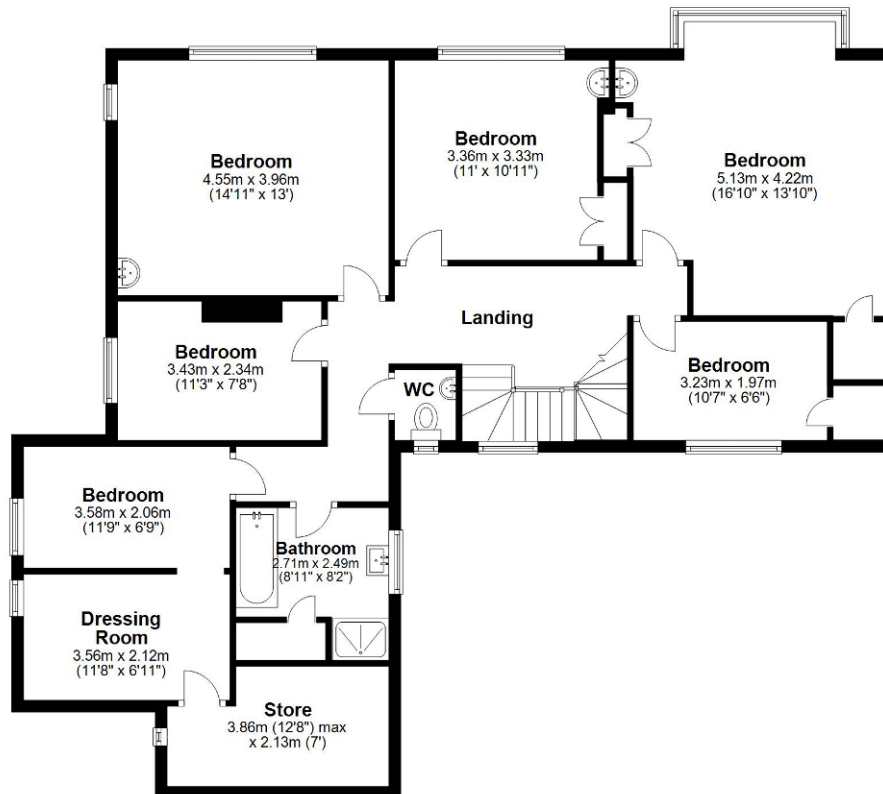
## Ground Floor

Approx. 105.1 sq. metres (1131.5 sq. feet)



## First Floor

Approx. 117.6 sq. metres (1265.3 sq. feet)



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