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49 High Street, Hythe, Kent CT21 5AD



1 BARRACK HILL HYTHE

£795,000 Freehold

Well situated in an elevated position from where it commands superb views over Hythe and of the sea, a charming detached Edwardian house offering beautifully presented, well proportioned accommodation which exceeds 2500 sq ft. 4 reception rooms, kitchen/breakfast room, 5 bedrooms. Garage, parking, gardens.



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1 Barrack Hill Hythe CT21 4BY

**Entrance Vestibule, Reception Hall, Sitting Room, Snug, Family Room,
Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom
Principal Bedroom with En-Suite Shower Room,
Four Further Bedrooms, Family Bathroom, Study
Driveway, Detached Garage, Gardens to Front, Side and Rear**

DESCRIPTION

This charming detached Edwardian property occupies a generous plot at the top of Barrack Hill from where it commands some enviable views over the town and of the sea. The house has been lovingly maintained by the current owners and offers versatile accommodation of elegant proportions with a wealth of original features retained throughout. The accommodation totals in excess of 2500 square feet (plus the garage).

The accommodation comprises an entrance vestibule opening onto an impressive entrance hall which leads to a lovely sitting room flooded with light from its French windows to the garden, enjoying an open fire and open-plan to the adjoining snug. There is a wonderful dining room with some delightful features and a large open plan kitchen/breakfast room with bespoke fittings. Beyond this is the family room. There are also cloak and utility rooms on the ground floor. On the first floor are three double bedrooms, a generous single bedroom and a family bathroom, the principal bedroom with en-suite shower room. On the second floor there is a further double bedroom with wonderful sea views and a study.

To the front of the house is a generous driveway providing off road parking for numerous vehicles and access to the garage. There is a wide expanse of lawn extending to the side of the house. The rear garden is delightfully secluded and attractively presented. It incorporates two terraces, both ideal for alfresco entertaining, the second perfect for maximising the stunning sea views and sunsets.

SITUATION

Barrack Hill is a desirable location being high enough up the hillside to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & 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 Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible and there are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.7 miles) and access to the M20 (Junction 11 4 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.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a panelled and obscure glazed door with obscured leaded light windows to either side, tiled floor, glazed door with leaded and stained glass windows to side, opening to:-

RECEPTION HALL

Quarry tiled floor, attractive cast iron fireplace surround, dado rail, dentil moulded cornice, staircase to first floor with polished timber moulded handrail, square bannister rails and terminating in a square newel post with, access to understairs storage cupboard, radiator, doors to:-

SITTING ROOM

Attractive stripped pine fireplace surround with cast iron and tiled insert with provision for an open fire above a tiled hearth, pair of wall light points, picture rail, dentil moulded cornice with coordinating ceiling roses, glazed casement doors with windows to either side opening to and overlooking the rear garden, radiators, square archway to:-

SNUG

Attractive stripped pine fireplace surround with shelved alcove to either side, picture rail, dental moulded cornice, window to side with views to the sea, window to rear overlooking the garden and fitted with a window seat incorporating storage, radiator.

DINING ROOM

Polished timber floorboards, attractive cast iron fireplace surround with tiled insert above a tiled hearth, recess to side fitted with low level cupboards and shelving, picture rail, dentil moulded cornice, ornate ceiling rose, pair of wall light points, bay window to front, radiators, door to:-

KITCHEN

Well fitted with a comprehensive range of bespoke base cupboard and drawer units incorporating integrated dishwasher and space for free standing cooker, square edged polished granite worktop inset with one and

a half bowl Franke sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating cupboards with concealed lighting beneath and incorporating an extractor fan above the hob, housing for freestanding fridge/freezer, coordinating larder cupboard with bookshelves and wine rack to side, freestanding coordinating island unit with flights of drawers to one end and cupboards to the other, tiled floor, recessed lighting, access to loft space, window to side, door to family room, open plan to:-

BREAKFAST ROOM

Engineered oak floorboards, recessed lighting, window to side, panelled and glazed casement doors with windows to either side opening to and overlooking the rear garden, radiator.

FAMILY ROOM

Painted timber floorboards, pair of wall light points, picture rail, coved ceiling, window to front, radiator.

UTILITY ROOM

Base cupboards with recess and plumbing for washing machine, woodblock worktops undermounted with deep ceramic butlers sink with mixer tap, tiled splashbacks, coordinating wall cupboards, panelled and obscure glazed door with obscured glazed window to side, built in linen cupboard with Veissmann gas fired boiler and provision for tumble drier, tiled floor, recessed lighting.

CLOAKROOM

Low level wc, pedestal wash basin with tiled splashback, tiled floor, two windows to front, radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, obscure glazed window with leaded and stained glass fanlights above the stairwell, doors to:-

BEDROOM 1

Picture rail, picture window to rear overlooking the garden and enjoying views over the town and to the sea, further window to side, radiator, door to:-



EN-SUITE SHOWER ROOM

Walk in shower enclosure fitted with thermostatically controlled shower, low level wc, pedestal wash basin, tiled floor, high level obscure glazed window to side, radiator.

BEDROOM 2

Built in wardrobe cupboards, bay window to front overlooking the garden, radiators.

BEDROOM 3

Door to airing cupboard housing factory lagged hot water cylinder, window to rear enjoying views towards the sea, radiator.

BEDROOM 5

Shelved recess, bay window to front overlooking the garden, radiators.

BATHROOM

Panelled bath with mixer tap and separate thermostatically controlled shower with glazed folding shower screen, low level wc, pedestal wash basin, walls tiled to half height, wall light point, extractor fan, recessed lighting, two windows to side, one offering views of the sea, radiator.

SECOND FLOOR LANDING

Window to side above stairwell enjoying views of the sea, doors to Inner lobby and:-

BEDROOM 4

Window to rear overlooking the garden, double glazed Velux rooflight to side commanding far reaching views of the sea and around the bay to Dungeness, radiator.

INNER LOBBY Shelved recess, door to:-

STUDY

Access to loft space, door to deep eaves storage area, double glazed Velux rooflight, radiator.

FRONT GARDEN

The garden to the front of the property is set behind close boarded timber panelled fencing and entered via a pair of timber

panelled gates, the area is predominately gravelled for ease of maintenance and providing off road parking and turning for numerous vehicles, a shallow border runs across the front of the house and is planted with topiary, bays, box and also with a magnificent and mature wisteria which festoons the front elevation.

The garden extends to the side of the property sloping upwards away from the house and this area is laid extensively to lawn with borders planted with a variety of shrubs, herbaceous and other plants including viburnum, tree peony, seasonal bulbs and prunus amongst others. At the top of this area of the garden is a mature spruce tree, timber framed garden shed and timber framed tree house. Pathway extends to either side of the property accessing the:-

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of panelled timber fencing and mature hedges, directly to the rear of the house is an attractive terrace paved in natural stone extending to the remainder of the garden which is predominantly occupied by a level expanse of lawn and backed by a ragstone wall, broken by a flight of steps to a second tier and a further flight of steps to the third tier which has been decked for ease of maintenance and provides an additional terrace, the ideal vantage point from which to enjoy the breath-taking views over Hythe and of the sea.

DETACHED GARAGE

Up and over door to front, power and light.

COUNCIL TAX

Band G approx. £3242.36 (2020/21)
Folkestone & Hythe District Council.

VIEWING

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







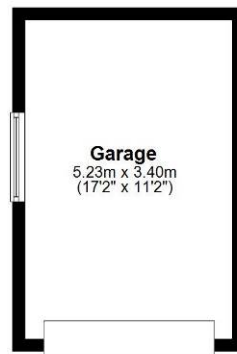
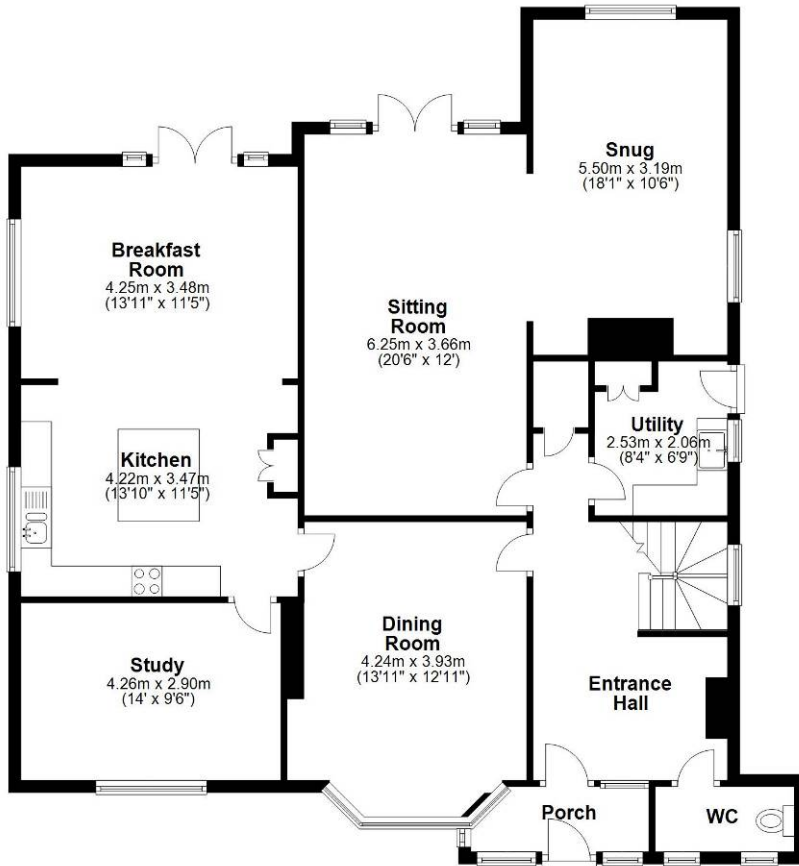




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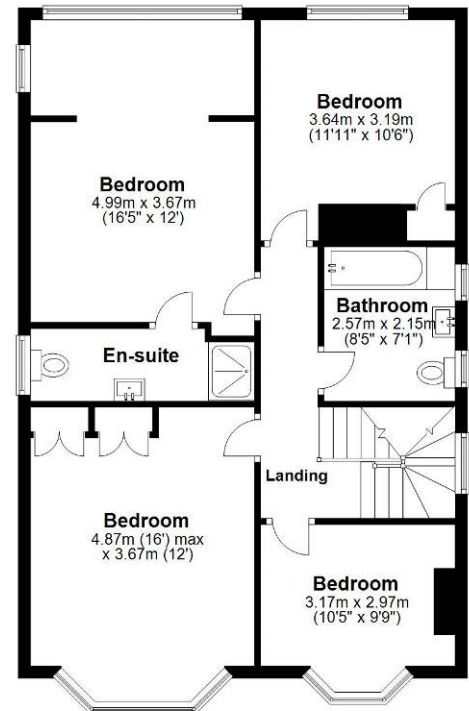
Ground Floor

Approx. 130.1 sq. metres (1400.5 sq. feet)



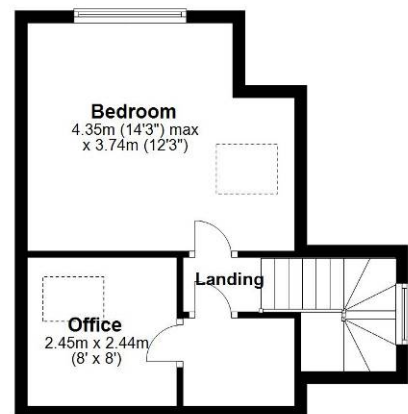
First Floor

Approx. 74.5 sq. metres (801.6 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.