

Surveyors  
Valuers



Estate  
Agents

49 High Street, Hythe, Kent CT21 5AD



## BEACHLANDS CANNONGATE ROAD, HYTHE

**£750,000 Freehold**

In an exclusive location, a substantial detached house offering 2478 sq ft of versatile accommodation and views of the sea. Reception hall, three reception rooms, kitchen/breakfast room, utility and cloakroom, five bedrooms (two en-suites) and a bathroom. Double garage, ample parking, delightful gardens.



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

Tel: 01303 266022

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

**Beachlands**  
**Cannongate Road, Hythe CT21 5PX**

**Reception Hall, Sitting Room, Dining Room, Study,  
Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Galleried Landing, Five Bedrooms (Two En-Suites), Bathroom  
Integral Double Garage, Parking, Delightful Gardens**

**DESCRIPTION**

In an exclusive location from where it enjoys a beautiful southerly vista with views to the sea, a unique detached house offering spacious and versatile accommodation totalling in the region of 2478 square feet. The house has been thoughtfully designed with the majority of the rooms enjoying a southerly aspect flooding the interior with natural light. The well proportioned accommodation is beautifully presented throughout and comprises an impressive entrance hall leading to a generous sitting room opening onto the garden, a separate dining room with large bay window overlooking the garden, a beautifully equipped kitchen/breakfast room beyond which an inner hall/boot room leads to the utility room and integral double garage/workshop. There is also a study/family room and a cloakroom on the ground floor. The first floor includes a spacious galleried landing leading to five particularly comfortable bedrooms, the principal room with en-suite shower room and walk-in wardrobe, the second bedroom with en-suite bathroom and a family bathroom.

The house occupies a generous plot with a wide carriage driveway to the front providing ample off street parking and access to the integral double garage. Access to either side of the property can be gained to the rear garden which is a delight. It has been thoughtfully planted for year round interest and incorporates a lovely south facing terrace directly to the rear of the house from where sea views can be enjoyed, expanses of lawn, some wonderful mature shrubs and a level of seclusion rarely found in a property of this type.

**SITUATION**

Beachlands is conveniently situated on Cannongate Road, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber panelled door with an obscured glazed window to side, tiled floor, glazed door with bevelled edged glass opening to: -

### **RECEPTION HALL**

A generous space with polished oak timber floorboards, staircase to first floor with polished timber hand rail, access to under stairs storage cupboard, access to built in cloaks cupboard, coved ceiling, radiator, doors to: -

### **SITTING ROOM**

Attractive marble tiled fireplace surround incorporating recessed coal effect living flame fire above a marble tiled hearth, four wall light points, coved ceiling, obscure double glazed window to side, double glazed sliding patio doors opening to and overlooking the rear garden with far reaching views over the golf course and to the sea beyond, contemporary vertical radiator and additional radiator.

### **DINING ROOM**

Of a generous size and extending to a deep double glazed bay window from where views over the garden to the golf course and of the sea can be enjoyed, coved ceiling, pair of wall light points, radiators.

### **STUDY/SNUG**

Polished timber floor boards, double glazed windows to front and side, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Bosch dishwasher, deep pan drawers and free standing Stoves dual fuel range style cooker with pair of fan ovens, grill and five burner gas hob with glass coloured splash back with Stoves stainless steel and illuminated extractor hood above, square edged quartz worktops undermounted with 1 ½ bowl stainless steel sink with grooved drainer to side and mixer

tap, quartz upstands, range of coordinating wall cupboards incorporating illuminated display shelves, additional built in shelved larder cupboard, tiled floor, double glazed window to front overlooking the garden, double glazed window to rear overlooking the garden and enjoying views over the golf course and to the sea beyond, radiator, door to:-

### **INNER HALL/BOOT ROOM**

A generous space with tiled floor, doors to front and rear gardens, doors to garage and: -

### **UTILITY ROOM**

Space and provision for washing machine and tumble dryer topped by a quartz worktop which is undermounted with a deep ceramic butlers sink, tiled splash backs, tiled floor, walk in cupboard housing water softener and Vaillant gas fired boiler, double glazed window to rear, radiator.

### **CLOAKROOM**

Close coupled W/C, pedestal wash basin, tiled floor, walls tiled to half height double glazed window to side, radiator,

### **FIRST FLOOR GALLERIED LANDING**

Pair of opaque double-glazed windows above stairwell, built in heated linen cupboard housing factory lagged hot water cylinder and further built in linen cupboard, access to loft space via a hatch fitted with loft ladder, radiator, doors to: -

### **BEDROOM 1**

Shelved recess, pair of double glazed windows to rear commanding far reaching views over the golf course and of the sea, two radiators, door to deep **walk-in wardrobe cupboard** equipped with hanging rails and shelving, further door to: -

### **EN-SUITE SHOWER ROOM**

Twin sized walk-in shower with thermostatically controlled shower, close coupled W/C, pedestal wash basin with tiled splash back and wall light point above, obscure double glazed window to front, radiator, heated ladder rack towel rail.









## **BEDROOM 2**

Built in wardrobe cupboard, pair of double glazed windows to rear commanding far reaching views over the golf course and to the sea beyond, two radiators, doors to: -

## **EN-SUITE BATHROOM**

Panelled bath within a tiled surround and fitted with thermostatically controlled shower and glazed shower screen, pedestal washbasin with mixer tap, tiled splash back, shaver and light point, close couple W/C obscured double glazed window to rear, radiator.

## **BEDROOM 3**

Built in wardrobe cupboard, double glazed window to rear commanding views over the golf course and to the sea beyond, radiator.

## **BEDROOM 4**

Double glazed window to front enjoying an open aspect, radiator.

## **BEDROOM 5**

Access to eaves storage area, built in shelving, double glazed window to front enjoying a pleasant open aspect, radiator.

## **BATHROOM**

Panelled bath within tiled surround fitted with mixer tap and separate thermostatically controlled shower and glazed shower screen, close coupled W/C, pedestal washbasin with tiled splash back and wall light point above, obscure double glazed window to front, radiator.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is largely occupied by a generous blocked driveway encompassing an area of lawn backed with various pittosporums and ornamental grasses, a raised area to the right of the drive is planted with good ground cover and incorporates an ornamental spruce tree. To the opposite side of the garden there

is a further border planted with a variety of shrubs including, camelia, spirea, cornus and viburnum, access can be gained to either side of the property to the:-

## **REAR GARDEN**

The garden to the rear of the property is well enclosed by a combination of close boarded timber panelled fencing and a ragstone wall. Directly to the rear of the house is an elevated decked terrace with steps down to a further terrace paved in natural stone and encompassed by a raised border built from ragstone and planted with seasonal bulbs, herbs and herbaceous plants. From here a flight of steps leads to the lower level of the garden where there is an expanse of lawn backed by a ragstone wall where a well-trained Wisteria takes pride of place, this area incorporates various sculpted borders stocked with a wide variety of shrubs, herbaceous and other plants including camelia, pittosporum and cordylines amongst others, a timber framed pergola and trellis screen encompass further steps leading down to an additional area of lawn. To the side of the house is an additional paved terrace incorporating a free standing timber framed garden shed.

## **INTEGRAL DOUBLE GARAGE**

Electronically operated up and over door to front, additional workspace equipped with butlers sink, power and light, double glazed window to rear, personal door to side.

## **COUNCIL TAX**

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

## **VIEWING**

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

## **EPC RATING Band D**



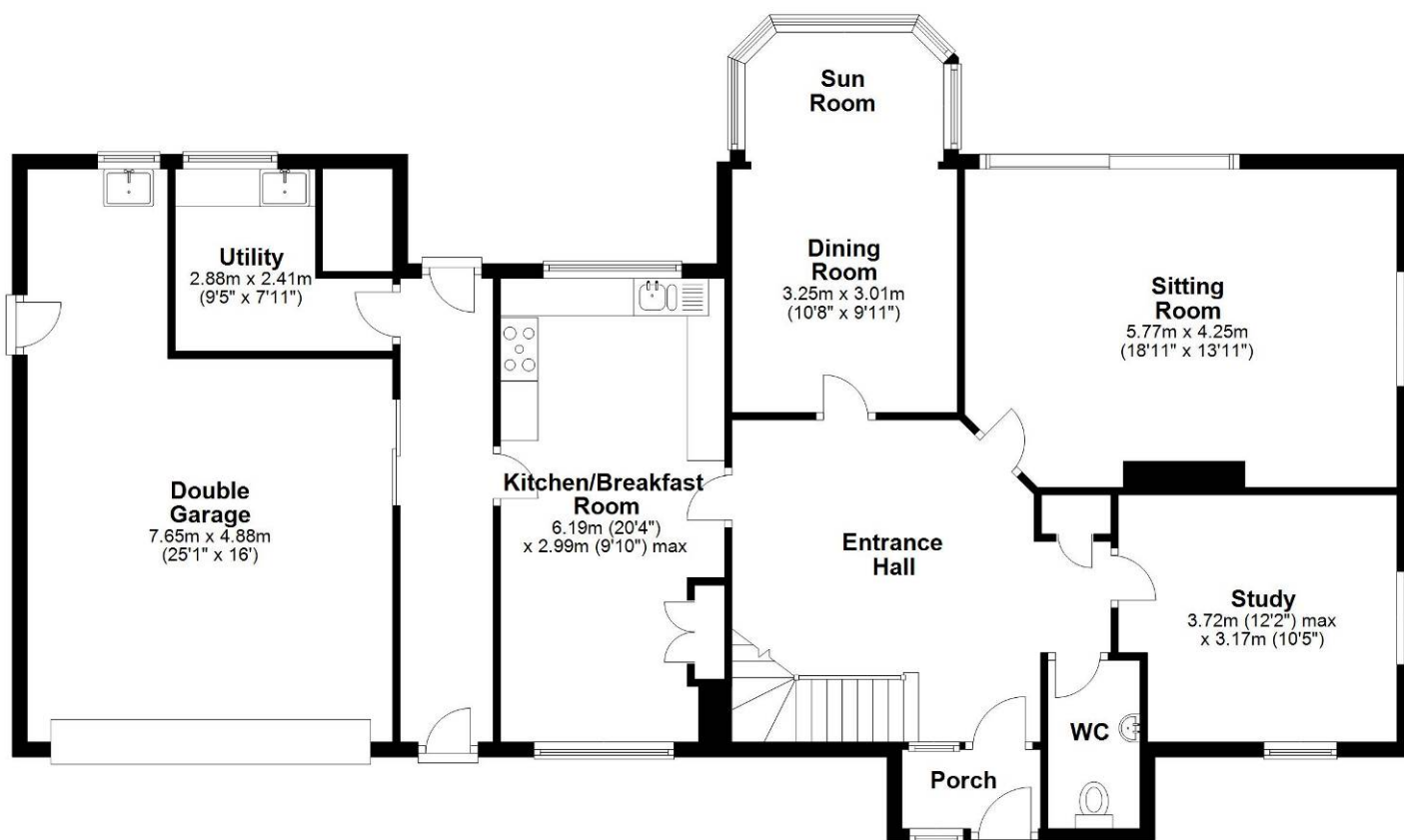


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



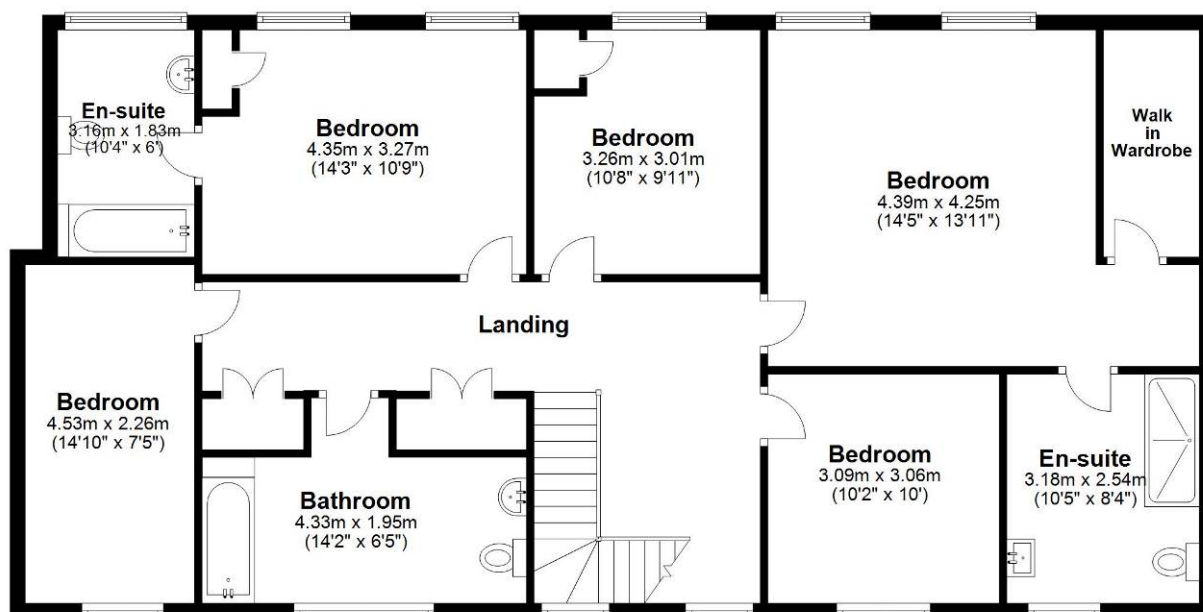
## Ground Floor

Approx. 112.3 sq. metres (1209.2 sq. feet)



## First Floor

Approx. 117.9 sq. metres (1269.2 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.