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49 High Street, Hythe, Kent CT21 5AD



FOLIE MAISON, 2 CANNONGATE GARDENS, HYTHE

£1,275,000 Freehold

An exceptional single storey dwelling occupying a generous plot in an exclusive elevated location from where it commands a magnificent, panoramic south westerly vista with stunning views over Hythe, of the sea and around the bay. Impeccably presented and finished to an exacting standard throughout.



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Folie Maison
2 Cannongate Gardens, Hythe CT21 5PU

**Entrance Hall, Sitting Room, Open Plan Kitchen/Dining/Living Space,
Three Double Bedrooms (two with En-Suites), Family Bathroom,
Ample Off Road Parking, Integral Garage, Delightful Gardens
Detached Outbuilding with Ground Floor Office, Cloakroom, First Floor Playroom**

DESCRIPTION

Having been the subject of an extensive programme of remodelling, refurbishment and extension, this exceptional single storey dwelling has been transformed into something quite exceptional and befitting of its exclusive location at the end of a peaceful cul-de-sac in an elevated position from where it commands uninterrupted, panoramic views over Hythe, of the sea and around the bay.

The property has been thoughtfully redesigned to compliment a modern day lifestyle and now offers splendid living spaces including a formal sitting room with cosy solid fuel burning stove and large picture windows perfectly framing the views and a stunning open plan kitchen/dining living space incorporating a splendid bespoke kitchen by Thoroughly Wood and large expanses of glazing opening to and uniting the space with not only the views but also the well equipped outdoor entertaining areas. There are three sumptuous double bedrooms, two with en-suite shower rooms and the principal room with a walk-in wardrobe. There is also a family bathroom. Throughout the property there is an integrated music system and high quality timber effect flooring. In addition to the main building is a substantial and beautifully presented outbuilding with a ground floor office with cloakroom and first floor playroom. This could be easily adapted to provide an entirely self contained annexe (subject to all necessary consents and approvals being obtained).

The outside space is an incredible asset to the property and is transformed at night by a thoughtfully considered lighting installation. There are large natural stone and decked terraces positioned to take full advantage of the southerly aspect and sea views, the area accessed from the kitchen being equipped with an outdoors kitchen and barbeque area. To the rear there is a delightfully secluded, lush garden with an additional area of garden opposite the property ensuring the owners can protect their views. There is also ample parking and an integral garage.

SITUATION

Cannongate Gardens, accessed from Cannongate Road, is an exclusive and peaceful cul-de-sac within reasonable walking distance of 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 little further. 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 HALL

Entered via a timber effect composite door with double glazed windows to either side, under floor heating, recessed lighting, door giving access to deep cloaks cupboard, doors to:-

SITTING ROOM

Fireplace recess set beneath a timber bressummer beam and incorporating a freestanding solid fuel burning stove above a stone hearth, under floor heating, recessed lighting, two double glazed Velux rooflights, two double glazed picture windows to front commanding magnificent views over Hythe of the sea.

KITCHEN/DINING/LIVING SPACE

A generous open plan space incorporating a stunning kitchen area which is well fitted with a comprehensive range of bespoke cabinetry by Thoroughly Wood incorporating an extensive range of base cupboard and drawer units incorporating integrated dishwasher, square edged polished quartz worksurfaces under mounted with twin ceramic Butlers sinks with grooved drainer to side, mixer tap and Quooker hot water tap, coordinating up stands, coordinating bank of units incorporating recess for freestanding American style fridge freezer flanked by well-equipped larder cupboards to either side, further coordinating island unit incorporating pair of Bosch electric ovens, integrated wine cooler with wine racks to either side and high level circular breakfast bar topped in polished oak with curved cupboards and chopping boards inserted beneath, polished quartz worksurface inset with five burner induction hob with concealed stainless steel and illuminated Neff extractor hood recessed into the ceiling above, double glazed Casement doors and window to rear opening to and overlooking the garden, further double glazed windows to side, double glazed picture window and double glazed sliding patio doors opening to and uniting the space with the generous external terrace from where magnificent views over Hythe and of the sea can be enjoyed, recessed lighting, door to:-

UTILITY ROOM

Space and provision for washing machine and tumble dryer, full wall of shelving, recessed lighting and extractor fan.

BATHROOM

Well fitted with a contemporary suite comprising twin ended bath within a tiled surround and fitted with mixer tap, wall hung wash basin, wall hung WC with concealed cistern, tiled floor, recessed mirrored and illuminated cabinet, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

INNER HALL

Doors to:-

BEDROOM

Recessed lighting, double glazed casement door to rear, radiator.

BEDROOM

Recessed lighting, double glazed casement doors opening to and overlooking the rear garden, radiator, door to:-

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized walk-in tiled shower enclosure fitted with thermostatically controlled shower, recessed lighting and extractor fan, wall hung wash basin with mixer tap, wall hung WC with concealed cistern, tiled floor, recessed lighting, opaque double glazed window to side, heated ladder rack towel rail.

PRINCIPAL BEDROOM SUITE

Recessed lighting, double glazed casement doors opening to and overlooking the rear garden, radiators, doors to:-

WALK-IN WARDROBE

Well equipped with a comprehensive range of shelving, flights of drawers and hanging rails, recessed lighting, radiator.

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized walk-in shower enclosure fitted with thermostatically controlled shower, low-level WC with concealed cistern, wall hung wash basin with mixer tap, tiled floor, walls tiled to half height, recessed lighting, extractor fan, opaque double glazed window to side, wall mounted heated ladder rack towel rail.



OUTSIDE

FRONT OF HOUSE

Directly to the front of the house is an extensive terrace paved in natural stone and providing the perfect vantage point in which to relax and dine alfresco and somewhere from where to command the magnificent views over Hythe, of the sea and around the bay. This area leads to the front door beyond which is a further paved and decked terrace enclosed by glazed balustrade leading to the side of the property where steps lead down to a further extensive alfresco dining and entertaining area also paved in natural stone, partially set between beneath a timber framed pergola and incorporating an outdoor kitchen with granite worktops, space for freestanding barbecue and outside sink with mixer tap, grooved drainer to side and log storage beneath.

REAR GARDEN

The garden to the rear of the property is well enclosed by combination of timber panelled fencing and mature evergreen hedging. A terrace paved in natural stone and block paving encompasses the property to all sides and this area extends to an expansive level lawn surrounded by borders well stocked with a variety of shrubs, herbaceous and other plants including roses, hydrangeas, fuchsia, hypericum and geraniums amongst others. There are also various specimen trees such as a eucalyptus and ornamental flowering cherry. To the far side of the garden is a well tended vegetable garden partially screened by a mature laurel hedge and backed by a substantial freestanding greenhouse. Beyond this is an **external storeroom** equipped with power and lighting and a block built **outbuilding** also equipped with power and light.

DETACHED OUTBUILDING

Ground floor office area

Entered via a timber effect composite door with opaque double glazed panels to either side, a generous open plan space with faux fireplace recess set beneath a timber bressummer beam and above a tiled hearth, staircase to 1st floor with under stairs storage beneath and door giving access to a **cloakroom** which is equipped with a low-level WC and wash basin with vanity cupboards beneath. The area also incorporates a utility area with range of base cupboard and drawer units incorporating integrated, rolltop granite effect worksurfaces inset with ceramic

sink and drainer unit with mixer tap, recessed lighting, double glazed window to front fitted with folding plantation style shutters and enjoying far-reaching views over Hythe and of the sea, double glazed window to rear fitted with folding plantation shutters and double glazed casement doors to rear opening to and overlooking the garden, radiator.

First floor Playroom

Dormers to front and rear fitted with double glazed windows with folding plantation style shutters and commanding magnificent views over Hythe and of the sea, radiators, built-in storage cupboard, opening to:-

Walk-in shower

Fully tiled and fitted with thermostatically controlled shower, recessed lighting and extractor fan.

EPC RATING Band D

COUNCIL TAX

Band F approx. £2488.72 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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

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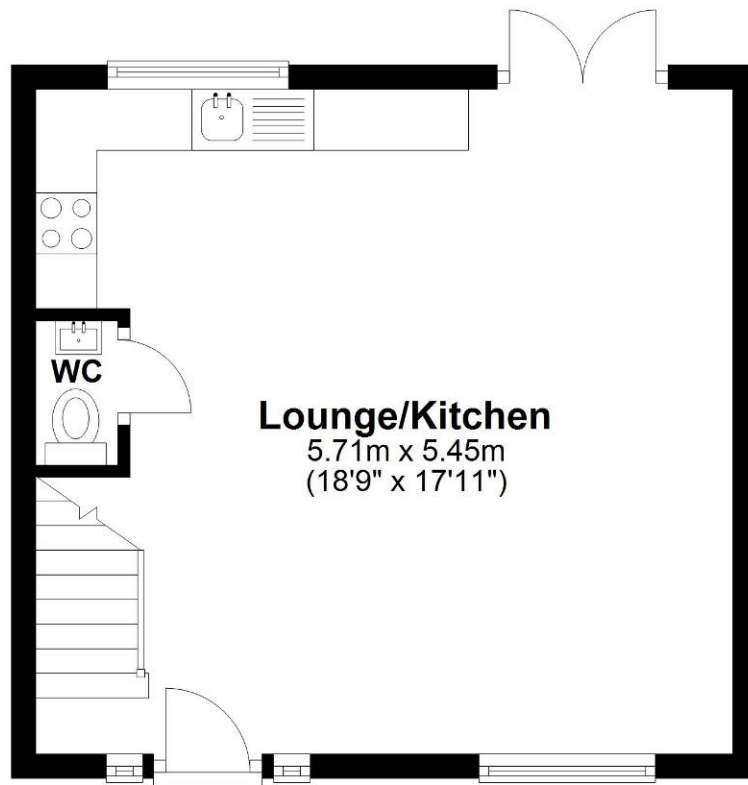






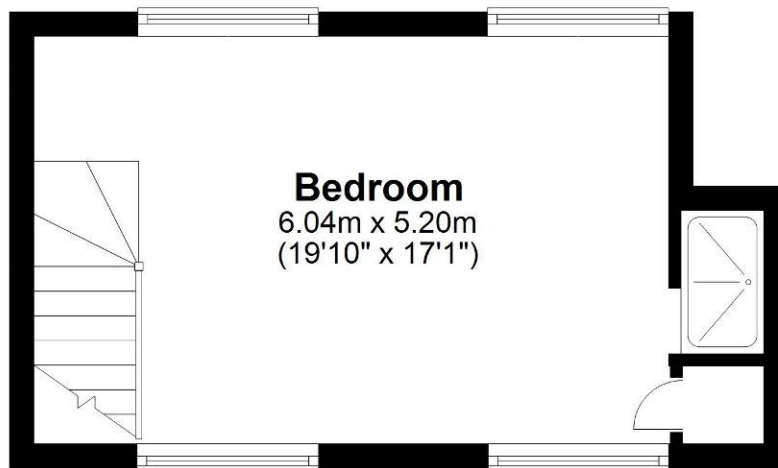
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



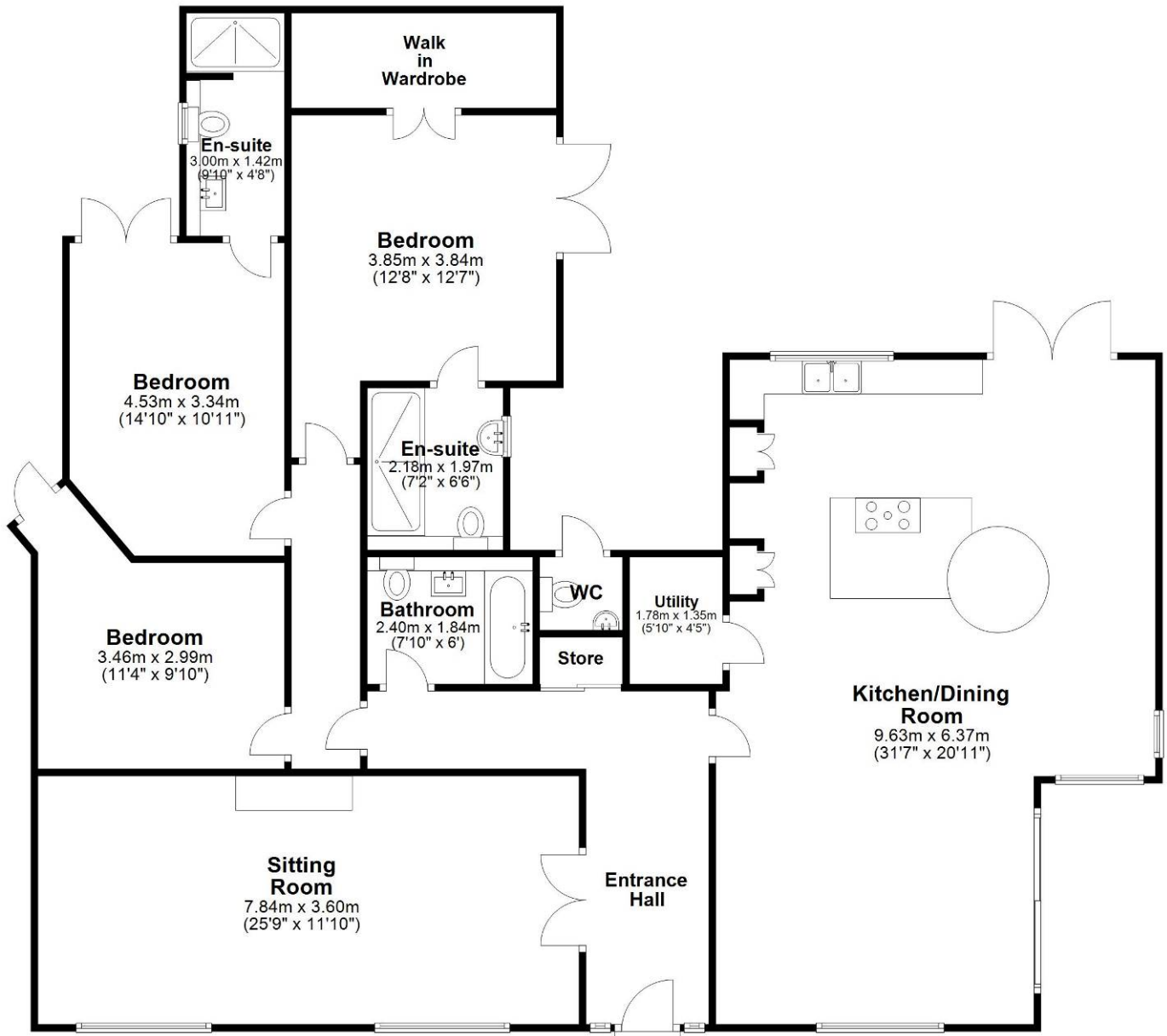
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Ground Floor

Approx. 169.4 sq. metres (1823.6 sq. feet)



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