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49 High Street, Hythe, Kent CT21 5AD



**BEES ,
15 NORTH ROAD WEST, HYTHE**

£1,150,000 Freehold

An enchanting Arts & Crafts style detached house, exuding charm and character throughout, enjoying views of the sea and occupying a generous plot in an exclusive location. The versatile accommodation includes 4 reception rooms, kitchen/breakfast room and 5 bedrooms. Double garage, parking. Delightful gardens.



Bees

15 North Road West, Hythe CT21 4BD

**Entrance Hall, Drawing Room, Sitting Room, Dining Room open plan to the
Breakfast Room which is open plan to the Kitchen, Utility Room, Study, Cloakroom
Five Bedrooms, The Principal Bedroom with En-Suite Shower Room and Balcony
Bathroom, Separate W.C., Shower Room
Double Garage and Workshop, Ample Off Road Parking, Secluded Gardens**

DESCRIPTION

This delightful detached residence, considered to be one of the most handsome in Hythe, believed to have been built by Charliers, local builders who have long been held in high regard, in the style of a Kent Yeoman's house in the 1930s, with a heavy Arts & Crafts influence. The property occupies a large, elevated, corner plot in a particularly desirable location, commanding a wonderful south westerly vista from the first floor over Hythe, to the English Channel and around the bay to Dungeness.

The wide, front elevation is rendered and colour-washed, internal woodwork is solid oak, including wall panelling, floors, etc. and there is an attractive inglenook-style brick fireplace to the drawing room as well as numerous other features, all creating a charming cottage-style ambience. The accommodation comprises a warm and welcoming entrance hall, drawing room, dining room, sitting room, breakfast room which is open plan to the well fitted kitchen, study, utility room and cloakroom. The first floor incorporates five bedrooms, the principal bedroom with an en-suite shower room and balcony, bathroom, shower room and separate w.c.

The mature gardens are a particularly attractive feature of the property having been beautifully planted, designed for year round interest, to provide seclusion and to incorporate an assortment of seating areas, ideal for alfresco dining and entertaining. There is also a generous herringbone paved driveway providing parking for a number of vehicles and access to the substantial detached garage and workshop.

SITUATION

North Road West 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 the 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).



The accommodation comprises:

ENTRANCE VESTIBULE

Oak panelled walls, leaded light window to side, oak panelled door to:

ENTRANCE HALL

Oak panelled walls to half height, wide staircase to 1st floor with pretty stained glass window over the half landing, radiator concealed by decorative cover, walk-in understairs storage cupboard with hanging rail and light, doors to:

DRAWING ROOM

South facing bay window enjoying views over the front garden, imposing inglenook style brick fireplace with oak bressumer beam and wood burning stove, four wall light points, polished oak floor, radiator, door to:

DINING ROOM

Double glazed casement doors opening to and overlooking the front garden, glazed double doors to sitting room, polished timber floorboards, partially open plan to:

BREAKFAST ROOM

Corner fireplace recess with oak bressumer beam and log effect gas stove, polished timber floorboards, open plan to:

KITCHEN

Fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, square edged granite worktops with 1 1/2 bowl sink and combination induction and gas hob with stainless steel splashback and extractor hood, bank of coordinating units incorporating integrated double oven/grill, microwave oven and fridge, coordinating movable island unit, part tiled/part oak floor, part glazed door to rear garden, window to rear, door returning to entrance hall, door to deep **walk-in larder cupboard**.

UTILITY ROOM

Range of base cupboard and drawer units coordinating with those in the kitchen and incorporating space and plumbing for washing machine, square edged granite worktops inset with circular stainless steel sink with mixer tap, coordinating wall cupboards, wall light points, windows to side and rear, radiator, doors to sitting room, wall mounted gas fired boiler.

SITTING ROOM

Double glazed double doors opening to and overlooking the front garden, window side, polished timber floorboards, radiator.

STUDY

A double aspect room with bay window overlooking the rear garden, radiator, door to:

CLOAKROOM

Wash basin with tiled splashback, low-level WC, window to side, radiator.

FIRST FLOOR LANDING

Two light tunnels, radiator, doors to:

PRINCIPAL BEDROOM

A double aspect room enjoying lovely south/westward views around Hythe Bay to Dungeness in the distance, built-in wardrobe cupboards with dressing table, door and three steps down to en-suite, glazed door to **balcony** enclosed by glazed balustrade, radiator.

EN-SUITE SHOWER ROOM

Tiled shower enclosure, freestanding wash basin with cupboard below, low-level WC, wall light points, window to side, radiator, storage cupboard, extractor fan.

BEDROOM

Pair of dormer windows overlooking the front garden and with views to the English Channel beyond, recess with wash basin with mirror and light above and cupboard below, tiled splashback, radiator.

BEDROOM

A double aspect room with windows to front and side and enjoying south-westerly views over Hythe to the English Channel and around the bay, wash basin with cupboard below, mirror light above, built-in wardrobe cupboard, radiator.

BEDROOM

Two windows to rear, wash basin with cupboard below, mirror and light above, built-in wardrobe, radiator.

BEDROOM

Window to rear, wash basin with cupboard below and mirror and light above, radiator.



SHOWER ROOM

Tiled shower enclosure, low-level WC, wash basin, wall light points, extractor fan, window to rear.

SEPARATE WC

Low-level WC, window to rear.

BATHROOM

Freestanding twin ended bath with mixer tap and hand held shower, freestanding pedestal wash basin, tiled shower enclosure, heated towel rail incorporating column radiator, walls tongue and groove panelled to half height, built-in airing cupboard, hatch giving access to loft space, windows to side and rear.

THE GARDENS

Bees occupies a generous plot of approximately a third of an acre. The property is approached from North Road West on foot via a personal five bar gate set within an arched beech hedge leading to a paved pathway which meanders through the garden leading to the front door. Directly to the front of the house is a gravelled terrace leading to a generous expanse of level lawn which is encompassed by borders well stocked with a variety of shrubs, herbaceous and other plants including hydrangea, agapanthus, roses and spirea amongst others together with specimen trees including a magnolia and maple. From here steps lead down to a further level expanse of lawn which is once again encompassed by thoughtfully planted borders. Beyond this, a flight of semi circular steps lead to a circular terrace encompassing a central circular pond, a delightfully secluded spot in which to relax and unwind. To the side of the garden is well planned vegetable garden approached via archways supporting roses, clematis and jasmin. Access can be gained to either side of the property to the rear garden.

REAR GARDEN

Entered via a pair of timber gates from Bartholomew Lane and predominantly block paved for ease of maintenance, providing off-road parking for and access to the:

DETACHED DOUBLE GARAGE

Electronically operated up and over door to front, power and light, hatch giving access to boarded attic space, doorway to **WORKSHOP** which is of a generous size with two windows to the side and a

personal door to the front, once again equipped with power and light.

To the side of the driveway is a raised vegetable bed backed by a bank of climbing hydrangea beyond which is an attractive timber framed greenhouse.

EPC RATING Band C.

COUNCIL TAX

Band G approx. £3393.70 (2021/22) Folkestone & Hythe District Council.

VIEWING

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

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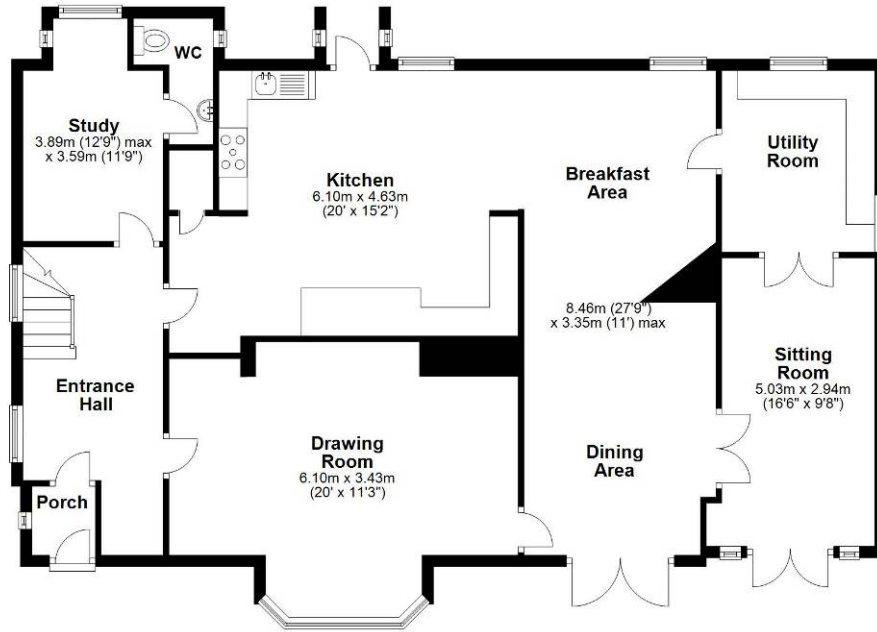






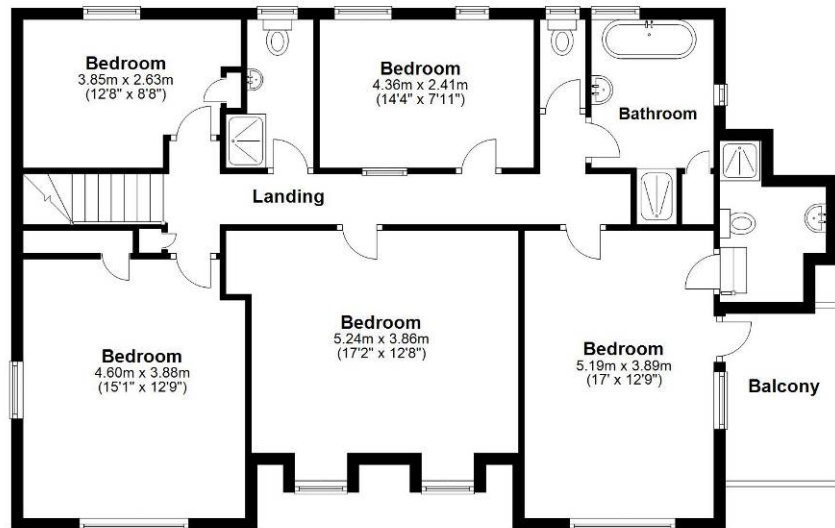
Ground Floor

Approx. 130.1 sq. metres (1400.6 sq. feet)



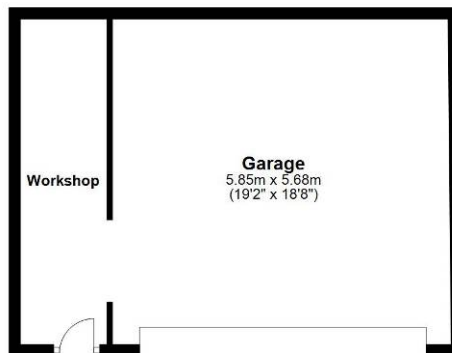
First Floor

Approx. 108.1 sq. metres (1163.6 sq. feet)



Outbuilding

Approx. 42.5 sq. metres (457.8 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.



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