



49 High Street, Hythe, Kent CT21 5AD



**OAK HALL COTTAGE,
BARTHOLOMEW STREET, HYTHE**

**£650,000 Freehold
No Onward Chain**

A hidden gem in the heart of Hythe, set just one road back from the High Street. This enchanting detached house benefits from beautifully presented comfortably proportioned accommodation including 2 reception rooms, a bespoke kitchen, 3 bedrooms and a bathroom. Garage, parking, secluded gardens. EPC D



Oak Hall Cottage, Bartholomew Street, Hythe CT21 5BT

**Entrance Vestibule, Sitting Room, Dining Hall, Inner Hall,
Kitchen, Walk-In Pantry,
3 Bedrooms, Bathroom
Front & Rear Gardens, Garage & Parking**

DESCRIPTION

Oak Hall Cottage is an enchanting property which is enviably situated in a prime town centre location in the heart of the conservation area, accessible to shops and amenities yet offering an unusual level of seclusion and privacy.

This exceptional property enjoys charm and character in abundance with a superior finish throughout. The very comfortable accommodation which is bright, airy and flows beautifully has been designed to maximise the southerly aspect over the town with views to the sea in the distance. The accommodation comprises a welcoming dining hall leading to beautiful kitchen with bespoke cabinetry and walk-in pantry and a particularly generous sitting room. On the first floor there are three bedrooms, two doubles and a single, and a spacious bathroom.

The gardens have also been afforded the same level of attention, they have been beautifully landscaped and planted for year round interest providing delightfully secluded areas in which to relax and dine alfresco. There is a garden workshop/studio and a delightfully secluded south facing terrace to the front of the house and to the rear the pretty garden is gently tiered with a wide level expanse of lawn. There is of course the added benefit of a garage and parking, quite the rarity in this convenient town centre location.

SITUATION

Bartholomew Street is situated within the desirable Conservation Area of the town, just behind the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), 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.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 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.

The Channel Tunnel Terminal is only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

THE APPROACH

Directly to the front of the property at street level is a **parking space** for a single vehicle before the **garage**. From here an iron gate with entry phone system opens to a flight to steps paved in natural stone which meander past a timber framed lined and insulated **garden workshop/studio** with double glazed windows and casement door, supplied with power and light. The flight of steps continues to a level terrace paved in natural stone and set in part beneath a timber framed pergola supporting a mature grapevine alongside which is a beautifully trained Wisteria. The terrace enjoys a southerly aspect with delightful views over rooftops and towards the sea.

ENTRANCE VESTIBULE

Timber flooring, doors to sitting room and:

DINING HALL

Timber effect flooring, painted brick fireplace with freestanding gas fired stove over a natural stone hearth, door giving access to staircase to first floor, wall light points, double glazed window to front, radiator, door to:

INNER HALLWAY

Doors to sitting room, double glazed door to garden, timber effect flooring, open plan to:

KITCHEN

Well fitted with a bespoke installation of cabinetry incorporating base cupboard and drawer units with integrated fridge, freezer and slimline dishwasher together with Bosch electric oven, wood block worktops set with four burner Bosch induction hob with glazed splashback and extractor hood above, coordinating wall cupboards and shelving, timber effect flooring, recessed lighting, double glazed window to rear overlooking the garden, door to deep **walk-in shelved pantry** with automatic lighting and double glazed window to side.

SITTING ROOM

A generous space with woodburning stove set on a stone hearth, recessed lighting, pair of wall light points, double glazed windows to front, side and rear overlooking the garden to the rear and enjoying views over rooftops towards the sea to the front, radiator, door returning to entrance vestibule.

FIRST FLOOR LANDING

Door giving access to cupboard housing Worcester gas fired boiler, shelved storage cupboard, utility cupboard with provision for washing machine and tumble dryer, doors to:

BEDROOM ONE

Comprehensive range of built-in wardrobe cupboards with panelled and mirrored doors, access to eaves storage cupboards, double glazed window to front enjoying far reaching views over the rooftops of Hythe and towards the sea, radiator.

BEDROOM TWO

Built-in over stairs storage cupboard, recessed lighting, double glazed windows to front enjoying far reaching views over the rooftops of Hythe and to the sea, radiator.

STUDY/BEDROOM THREE

Two double glazed windows to front, radiator, recessed lighting.

BATHROOM

Well fitted with a contemporary suite comprising free-standing twin ended bath with mixer tap, pair of wall hung winged wash basins with mixer taps, low level wc with concealed cistern, tiled shower enclosure with mains fed thermostatically controlled shower, range of mirrored wall cabinets, timber flooring, walls tongue and groove panelled to half height, recessed lighting, double glazed window to rear overlooking the garden, wall mounted heated ladder rack towel rail.



REAR GARDEN

Directly to the rear of the property is a terrace paved in natural stone from where flights of steps to either side lead to the main area of the garden where there is an expansive level lawn edged and backed by tiered borders planted with a variety of shrubs, herbaceous and other plants including irises, smoke bush, strawberry tree, bay and roses amongst others. Also within the garden is a timber framed garden shed. The garden is enclosed by brick built walls and timber framed trellis.

GARAGE

Of brick built construction beneath a pitched tiled roof, electronically operated roller door, power and light supplied, outside tap, illuminated mezzanine storage area.

EPC Rating Band TBC

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



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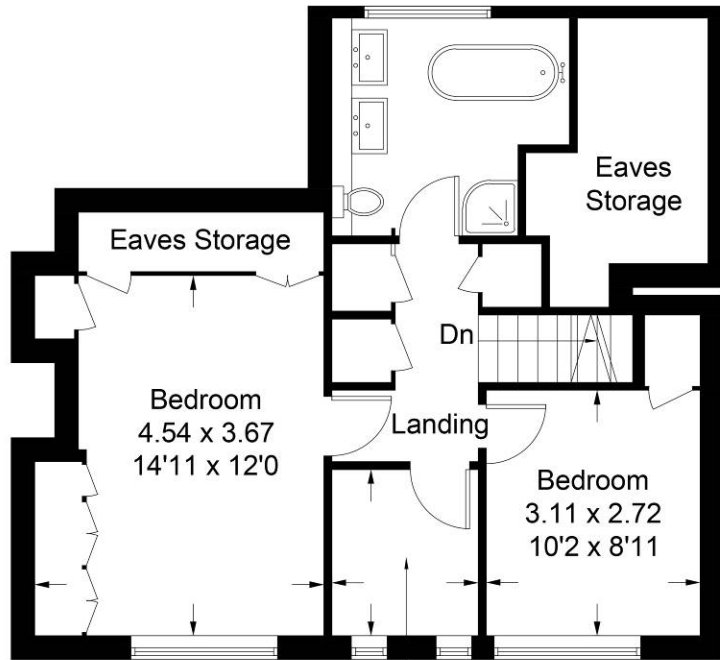
Oak Hall Cottage, Hythe, CT21

Approximate Gross Internal Area

Ground Floor = 56.4 sq m / 607 sq ft

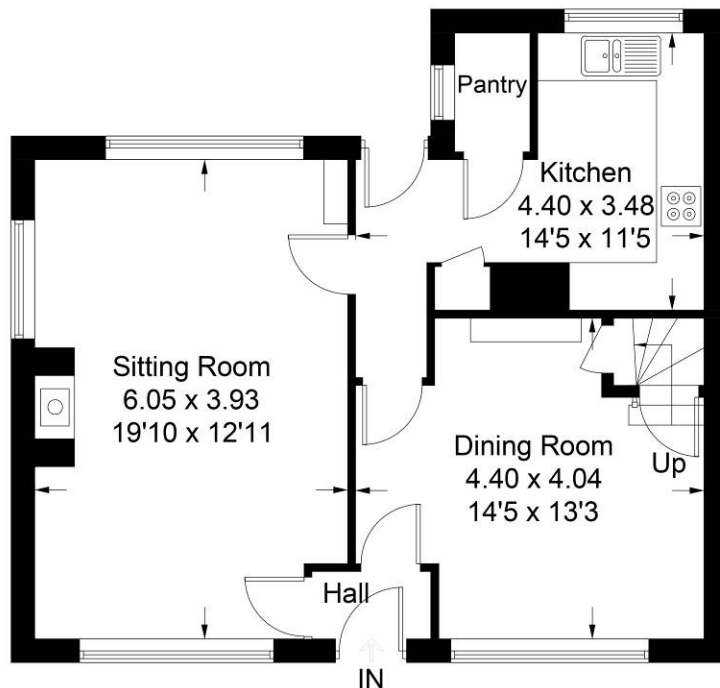
First Floor = 45.1 sq m / 485 sq ft

Total = 101.5 sq m / 1092 sq ft (Excluding Eaves Storage)



First Floor

Study /
Bedroom
2.12 x 1.84
6'11 x 6'0



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1082663)