



49 High Street, Hythe, Kent CT21 5AD



**SCHLUPFWINKEL
CANNONGATE ROAD, HYTHE**

£595,000 Freehold

A unique single storey dwelling occupying a generous and secluded plot in an exclusive location from where it enjoys views over Hythe and of the sea. Requires general updating. Two reception rooms, sun room, kitchen, three bedrooms, wet room. Wrap around mature gardens, detached garage, parking. EPC E



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Schlupfwinkel

Cannongate Road, Hythe CT21 5PX

**Entrance Hall, Sitting Room, Dining Room, Sun Room, Kitchen, Side Porch,
Three Bedrooms, Wet Room, Generous Garage, Parking, Secluded Gardens**

DESCRIPTION

Schlupfwinkel, meaning a hideout, is a unique single storey dwelling occupying an unusually generous and secluded plot, situated in an exclusive location from where it enjoys some lovely views over Hythe and to the sea. The property has been in the ownership of the same family for many years and whilst appearing to have been generally well maintained, does now require general updating and improvement but is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation, which is of particularly comfortable proportions, comprises an entrance hall leading to the generous sitting room which is set beneath a vaulted ceiling and is open plan to the dining room. There is a spacious kitchen, side porch, sun room, three bedrooms and a wet room. The gardens are delightful and encompass the property to all sides with a woodland garden at the front, large level expanse of lawn to the side and rear enjoying a southerly aspect and a shed and mature shrubs on the fourth side. There is a generous garage and a driveway accessed from Cannongate Road.

SITUATION

Schlupfwinkel is conveniently situated on Cannongate Road, an exclusive location only a short walk from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. There are also four supermarkets (including Waitrose, Sainsburys and Aldi), The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is within reasonable walking distance. 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. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar Schools in nearby Folkestone.

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 and obscured double glazed door, two sets of

bookshelves, access to built-in linen cupboard housing factory lagged hot water cylinder, wall light point, electric heater, doors to:-



SITTING ROOM

A generous space set beneath a vaulted ceiling, feature ragstone chimney breast with stone hearth and recess for open fire, window to side, double glazed sliding patio doors opening to and looking through the sunroom to the garden and enjoying views over Hythe and of the sea beyond, wall light points, door to bedroom, electric heater, open plan to:-

DINING ROOM

Coved ceiling, window to side overlooking the garden and enjoying views to the sea, electric heater, door to kitchen, door to:-

BEDROOM

Range of wardrobe cupboards, coved ceiling, window to side overlooking the garden, double glazed picture window to rear overlooking the garden and enjoying views to the sea, wash basin, electric heater.

SUNROOM

Windows to two sides and door opening to flight of steps to the garden, the whole set beneath a pitched glazed roof.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recesses for washing machine, tumble dryer, freezer and freestanding fridge, roll top work surfaces inset with four burner halogen hob, twin bowl stainless steel sink and drainer unit, tiled splashback, integrated high-level double oven/grill, coordinating wall cabinets, windows to front and side overlooking the garden, door to shelved larder cupboard, door to:-

SIDE PORCH

Of UPVC and double glazed construction beneath a pitched roof with windows to two sides, door to garden.

BEDROOM

Built-in wardrobe cupboard with sliding mirrored doors, window to side.

BEDROOM

Coved ceiling, double glazed window to side, electric heater

WET ROOM

Wall mounted electric shower, wall mounted wash basin, low level WC, walls predominantly tiled, obscured window to front, wall mounted electric heater, electric towel rail.

SEPARATE WC

Low level WC and wash basin.

OUTSIDE

From Canongate Road a driveway provides off-road parking and access to the:-

DETACHED GARAGE

With electronically operated roller door to front, power and light, obscure double glazed window to side.

A wrought iron gate set between ragstone peers opens to a pathway paved in natural stone which divides with two flights of steps, one lead into the garden and one leading to the front door. To the right of this pathway the garden is planted with various shrubs, herbaceous and other plants with shingled pathways meandering between the beds. The garden to the side of the house is laid extensively to lawn and edged by borders stocked with a variety of shrubs, herbaceous and other plants including rosemary, hypericum, smoke bush, fuchsia and magnolia amongst others. The lawn continues across the rear of the house where the boundary is marked by a beach hedge. The lawn then continues to the side of the property where there is a magnificent specimen camellia and timber framed garden shed.

EPC Rating Band E

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







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Schlupf Winkel, Hythe, CT21

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft

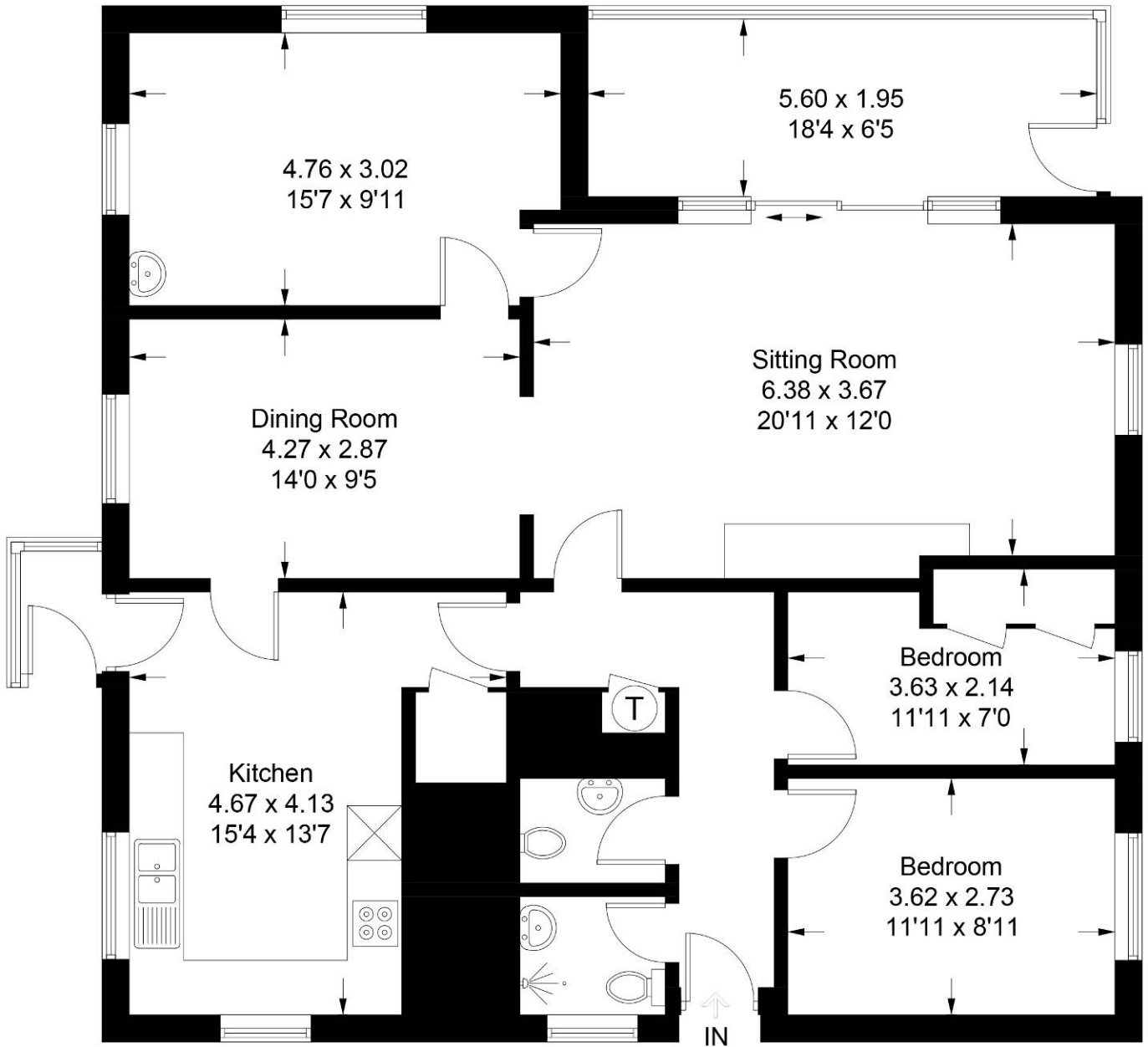


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