



49 High Street, Hythe, Kent CT21 5AD



CHURCH HILL COTTAGE, CHURCH HILL, HYTHE

£585,000 Freehold
No Onward Chain

Situated on Hythe's picturesque lower hillside, this beautifully appointed detached house enjoys far reaching views over Hythe, a delightful tiered garden, comfortably proportioned three bedroom accommodation with a generous living space and the unusual advantage of a garage-en-bloc nearby. EPC D.



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Church Hill Cottage

4-12 Church Hill, Hythe CT21 5BP

**Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom,
Garage, Walled Gardens**

DESCRIPTION

Church Hill Cottage is a charming period style property which sits well with its Georgian, Victorian and Medieval neighbours on this particularly pretty stretch of Church Hill. The house has, in recent years, been the subject of a thoughtfully planned and meticulously executed programme of refurbishment which has dramatically enhanced the property both inside and out.

The particularly comfortable accommodation has been carefully planned with each of the principal rooms enjoying a southerly aspect with pleasing roof top views over the town with the sea in the distance. The accommodation comprises a welcoming entrance hall leading to the generous sitting/dining room which is flooded with light from three windows and from where French doors lead to the garden. The well equipped kitchen, which is to the rear of the house, has a door leading to the courtyard garden. There is also a cloakroom on the ground floor. The first floor comprises three bedrooms and a bathroom.

The house is approached via a flight of flag stone steps with wrought iron balustrade and is set behind high brick and stone walls which lend a great deal of privacy to the gardens. To the rear of the house is a walled courtyard garden with clever topiary against the walls and to the front, the south facing garden is tiered and has been thoughtfully planted creating a beautiful setting for alfresco entertaining. There is also the surprising but valuable asset of a garage situated in Bartholomew Street, opposite the foot of the hill.

SITUATION

Forming part of the desirable conservation area on Hythe's picturesque lower hillside, lined with hollyhocks throughout the summer and leading straight down the hill to the town centre, Church Hill leads onto Great Conduit Street (Hythe's shortest road) and directly into the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors' surgeries, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a substantial timber panelled door with ornamental fanlight above, timber effect flooring, staircase to first floor, under stairs storage cupboard, contemporary column radiator, doors to:

SITTING/DINING ROOM

Arranged in two defined sections with timber effect flooring throughout, woodburning stove within an exposed brick reveal and over a stone hearth, coved ceiling, two double glazed windows overlooking Church Hill, further double glazed window overlooking Church Hill, double glazed casement doors opening to and overlooking the garden, three contemporary column radiators, pair of sliding glazed doors opening to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine, dishwasher, electric oven and wine cooler, square edged stone effect worktops with coordinating upstands, under mounted with one and a half bowl ceramic sink, inset with four burner induction hob, range of coordinating wall cupboards incorporating wine rack, integrated fridge and freezer, shelved pantry cupboard, further full height shelved storage cupboard, recessed lighting, double glazed window to rear overlooking the courtyard, double glazed casement door to the courtyard, contemporary column radiator, glazed sliding door returning to entrance hall.

CLOAKROOM

Well fitted with a contemporary suite comprising low-level WC with concealed cistern, vanity cupboard to side with wash basin with mixer tap above, tiled floor, wall mounted gas fire boiler, recessed lighting, opaque double glazed window to rear, contemporary column radiator.

FIRST FLOOR LANDING

Timber effect flooring, hatch with loft ladder giving access to loft space, recessed lighting, shelved linen cupboard fitted with radiator, double glazed window to rear enjoying views upwards towards St Leonards Church, contemporary column radiator, doors to:

BEDROOM

Timber effect flooring, feature panelled wall, double glazed windows to two sides enjoying views over the town and of the sea, contemporary radiator.

BEDROOM

Timber effect flooring, double glazed window enjoying views over Hythe and of the sea, contemporary radiator.

BEDROOM

Timber effect flooring, Double glazed window to side, contemporary radiator.

BATHROOM

Deep panelled bath with water spout, rainhead shower above and separate thermostatically controlled handheld attachment, wall mounted wash basin, close coupled WC, tiled floor, recessed lighting, extractor fan, opaque double glazed window to rear, contemporary radiator.

OUTSIDE

COURTYARD GARDEN

The courtyard provides a delightfully secluded area for alfresco entertaining being enclosed by tall brick and ragstone walls, finished in resin bound gravel and backed by a shallow bed Where lollipop shaped topiary and climbing roses adorn the walls. Outside lighting, power and tap, brick built store with peg tiled roof, arched gate returning to Church Hill and side access to:





THE GARDEN

Spanning the width of the house is an attractive terrace which has been finished in resin bound gravel and from where pleasant views over a rooftops can be enjoyed. A flight of steps lead down to the next level of the garden which has beds to either side planted with a variety of shrubs and other plants including choisya and a magnificent specimen palm. Further steps weave to either side of the palm to the lower levels of the garden which are again finished in resin bound gravel, are enclosed by brick and ragstone walls and incorporate specimen trees including pittosporum and a bay. To the far corner of the garden is a brick built store with a peg tiled roof. There are various Lights throughout the garden and up lighters for the palm, outside tap.

GARAGE

Electronically operated roller door to front, power and light.

EPC Rating Band D

COUNCIL TAX

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

VIEWING

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

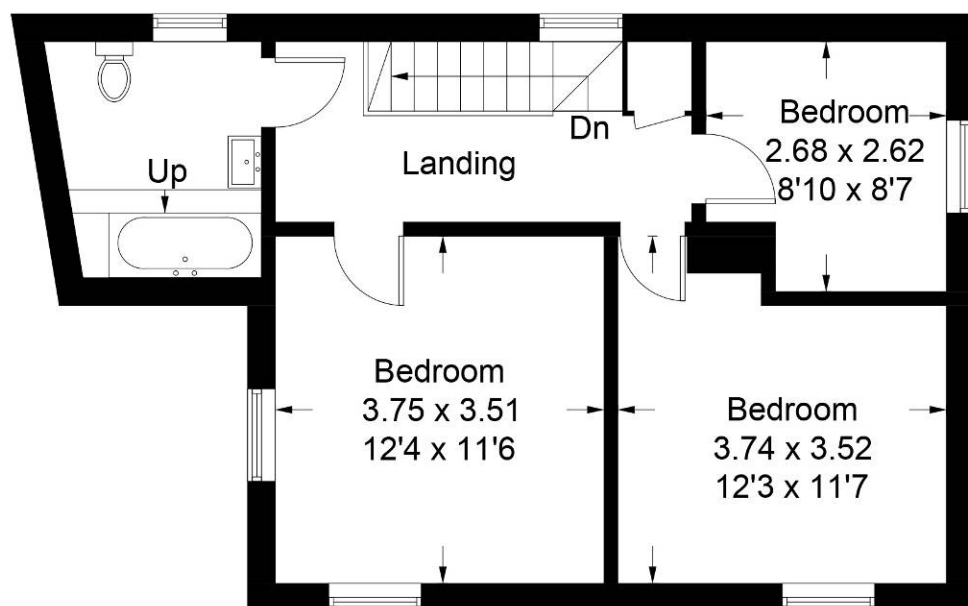
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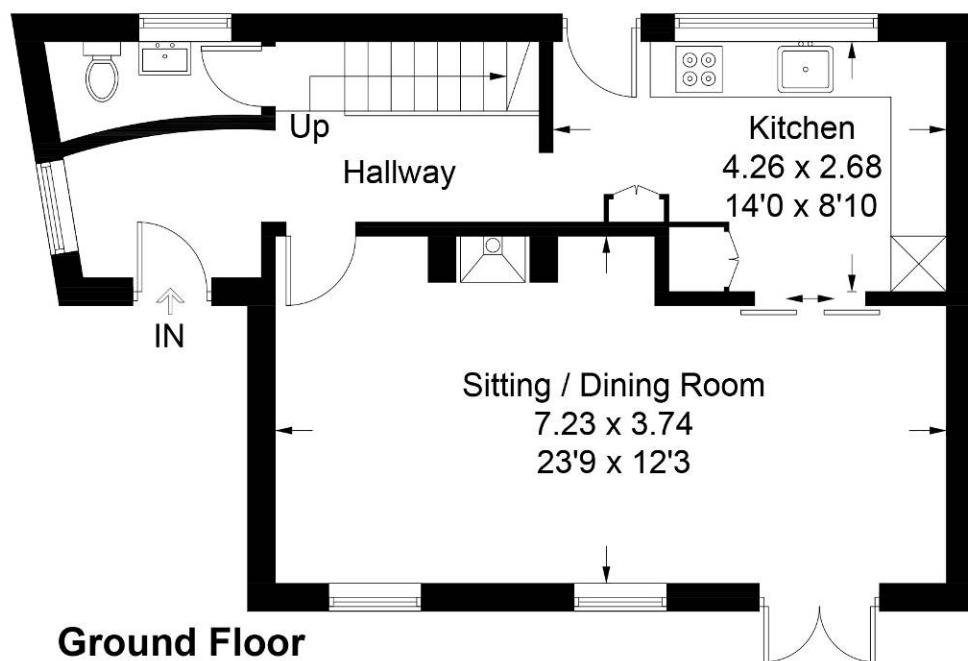


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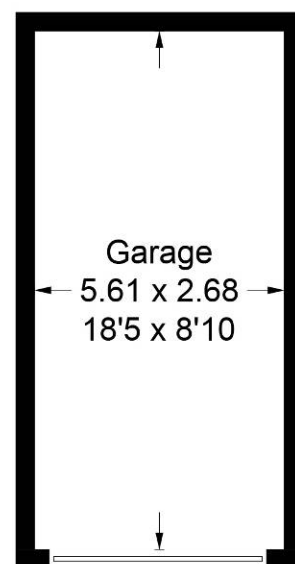
Approximate Gross Internal Area
 Ground Floor = 48.7 sq m / 524 sq ft
 First Floor = 48.2 sq m / 519 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 112.0 sq m / 1205 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173258)