



49 High Street, Hythe, Kent CT21 5AD



**ROSE COTTAGE,
86 STADE STREET, HYTHE**

£895,000 Freehold

An enchanting Grade II Listed period property situated in the heart of Hythe, moments from the sea and town centre. The property exudes charm and character throughout it's versatile and elegantly proportioned accommodation with 2-3 reception rooms, 3-5 bedrooms (2 en-suites). Delightful west facing walled garden.



**Rose Cottage,
86 Stade Street, Hythe CT21 6DY**

**Entrance Porch, Entrance Hall, Drawing Room, Bedroom or 3rd
Reception, Inner Hall leads to Two Bedrooms, each with En-Suites, one
with Dressing Room/5th Bedroom,
Dining Room, Kitchen/Breakfast Room, Rear Hall, Utility Room,
Bedroom/Study, Wet Room**

DESCRIPTION

Set behind wrought iron railings and partially screened from Stade Street by some magnificent flowering cherries, Rose Cottage is an enchanting Grade II Listed Georgian house offering a wealth of original features from joinery, including internal shutters on the windows and storm shutters at the main entrance, to beautiful open fireplaces. The property has been sympathetically improved by the current owner and now offers attractively presented accommodation of elegant proportions with a versatile layout.

The accommodation includes a lovely entrance hall with a pleasant view through the inner hall and to the rear garden. There are two reception rooms at this level (one currently used as a bedroom) and two generous bedrooms each with en-suite facilities and the principal with an adjoining dressing room/fourth bedroom. On the lower floor, which is at garden level, there is an atmospheric dining room, beautiful kitchen – the hub of the home with gas Aga and walk-in larder leading to the cellar, utility room and third bedroom with adjacent wet room.

The gardens are a particularly attractive feature with the rear garden enjoying a westerly aspect and being enclosed by tall ragstone walls provides a delightfully secluded environment in which to relax and dine alfresco. The front garden is a lovely spot from where to watch the world go by whilst enjoying a morning coffee.

SITUATION

Forming part of Hythe's desirable conservation area, Stade Street is a particularly sought after location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone.

(All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with astral glazed fan light above, accessed from an **open porch** fitted with storm shutters, polished timber floorboards, dado rail, picture rail, egg and dart moulded cornice, decorative ceiling rose, column radiator, door to inner hall, doors to:

SITTING ROOM

Attractive painted fireplace surrounding encompassing a wood burning stove above a tiled hearth with glazed display cabinets fitted to alcoves to either side, picture rail, egg and dart moulded cornice, decorative ceiling rose, polished timber floorboards, pair of sash windows to front fitted with folding shutters, two cast iron column radiators.

BEDROOM

Attractive painted fireplace surround, polished timber floorboards, picture rail, egg and dart moulded cornice, decorative ceiling rose, two sash windows to front fitted with folding shutters, two cast iron column radiators.

INNER HALLWAY

Staircase leading to lower ground floor, polished timber floorboards, dado rail, picture rail, egg and dart moulded cornice, access to loft space, glazed door with glazed fan light above opening to and overlooking the rear garden, doors to:

BEDROOM

Polished timber floorboards, built-in wardrobe cupboards, picture rail, egg and dart moulded cornice, sash window to rear overlooking the garden, cast iron column 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 monsoon shower with separate handheld attachment, close coupled WC, wall-hung washbasin with mixer tap and

flight of vanity floor drawers below, localised tiling, extractor fan, recessed lighting, heated ladder rack towel rail.

BEDROOM

Polished timber floorboards, attractive painted fireplace surrounding, encompassing a wood-burning stove, picture rail, sash window to side, sash window to rear, overlooking the garden, cast iron column radiator, step up to inner lobby with access to **utility cupboard** with plumbing for washing machine, doors to dressing room and:

EN-SUITE BATHROOM

Panelled bath fitted with mixer tap and set within a tiled surround, low level WC, wall hung washbasin with mixer tap, tiled splash back and vanity draw below, shaver/light point, painted floorboards, tongue and groove panelling to half height, sash window to front, fitted with folding plantation-style shutters, heated towel rail.

DRESSING ROOM

Painted timber floorboards, attractive painted fireplace surround, fitted wardrobe cupboard, access to loft space, sash window to side, radiator.

LOWER GROUND FLOOR HALLWAY

Terracotta tiled floor, door to rear garden, shelved recess, doors to kitchen and:

DINING ROOM

Polished timber floorboards, attractive painted fireplace surround with cast iron insert and built-in storage cupboards to either side, four wall light points, sash window to rear, fitted with folding shutters and overlooking the garden, cast iron column radiator.





KITCHEN

Well fitted with a comprehensive range of base, cupboard and drawer units incorporating integrated dishwasher, freestanding Stoves range style, dual fuel cooker and freestanding red enamelled Aga, square edged granite worktops, undermounted with deep ceramic butler's sink with grooved drainer to side and mixer tap, tiled splashback, range of contrasting wall cupboards, terracotta tiled floor, sash window to rear fitted with folding shutters and overlooking the garden, door to inner hall, door to shelved storage cupboard and door to **walk-in larder cupboard** with shelving to two walls, brick tiled floor and door to cellar.

INNER HALL

Tiled floor, panelled and obscured glazed door to courtyard to front, door to garden, door to:

UTILITY ROOM

Range of base cupboard and drawer units incorporating recesses for washing machine and freestanding fridge, square edged woodblock work tops inset with sink and drainer with mixer tap and two burner induction hob, tiled splashbacks, wall-mounted Worcester gas-fired boiler, tiled floor, window-to-front extractor fan, door to bedroom, and sliding door to:

WET ROOM

Mosaic-tiled floor with drainage for thermostatically controlled monsoon shower with separate handheld attachment, corner WC, corner wash basin with mixer-tap, window to side overlooking the garden, recessed lighting, extractor fan, heated ladder rack, towel rail.

BEDROOM

Painted timber floorboards, access to loft space, stable door to garden, two sash windows overlooking the rear garden, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall and wrought iron railings with a central wrought iron gate opening to a central encaustic tiled pathway leading to a flight of Yorkstone steps with wrought iron balustrade, leading up to the front door. The pathway is flanked by pea beach topped seating areas to either side, the perfect environment to relax and enjoy a morning cup of coffee whilst watching the world go by. These areas are surrounded by borders planted with specimen flowering cherries and a host of other shrubs and herbaceous plants including agapanthus, pittosporum, roses, euphorbia, ferns and ornamental grasses amongst others. To the side of the house a gate gives access to the side courtyard with outbuildings/stores etc.

REAR GARDEN

The garden to the rear of the property enjoys a south and westerly aspect and incorporates a generous block-paved terrace providing the perfect environment for alfresco dining and entertaining. The garden is well enclosed by ragstone walls affording a great deal of privacy, the upper level of the garden being laid largely to lawn, incorporating various borders planted with a variety of shrubs, herbaceous and other plants including olive trees, Indian bean tree, wisteria, hydrangea, holly and a bay tree amongst others. A side gate gives access to Park Road.

EPC Rating Band - Exempt

COUNCIL TAX

Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Rose Cottage, Stade Street, Hythe

Approximate Gross Internal Area :-
 Lower Ground Floor :- 86.30 sq m / 929 sq ft
 Ground Floor :- 132.94 sq m / 1431 sq ft
 Total :- 219.24 sq m / 2360 sq ft

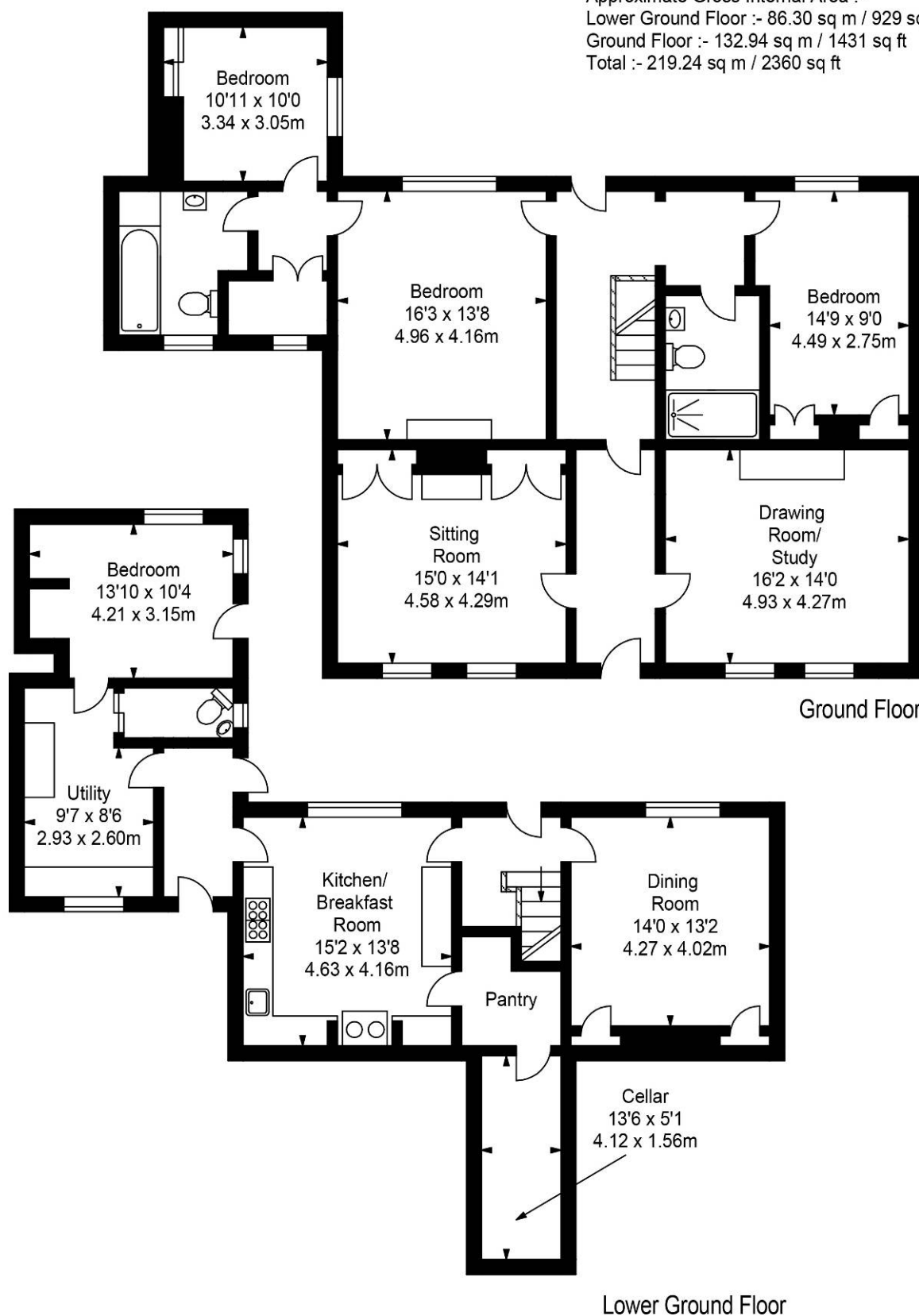


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 floor plan by: www.creativeplanettk.com