

49 High Street, Hythe, Kent CT21 5AD



**18 HILLCREST ROAD
HYTHE**

£1,350,000 Freehold

Enviable situated on one of Hythe's most sought after roads within a short walk of Saltwood and excellent local schools, this handsome five bedroom period house occupies a generous plot, offers a staggering 3872 sq ft of versatile accommodation, stunning sea views from the principal suite, a delightful garden, double garage. EPC D



18 Hillcrest Road

Hythe CT21 5EU

**Entrance Vestibule, Reception Hall, Sitting Room, Dining Room, Study,
Conservatory, Kitchen/Breakfast Room, Utility Room,
Shower Room & Cloakroom**

**Five Bedrooms, Bathroom and Cloakroom, the second floor Principal Bedroom
with Sea Facing Balcony, En-suite Bathroom & Dressing Room
Double Garage, Ample Parking, Delightfully Secluded Garden**

DESCRIPTION

This substantial family house is enviably situated in one of Hythe's premier locations from where it commands some magnificent sea views, in particular from the second floor principal bedroom suite. This family home offers circa 3872 sq ft of versatile and beautifully presented accommodation which has been considerably enhanced by a well considered extension to the rear enabling a wonderful open plan kitchen/dining/living space which has been designed to compliment a modern lifestyle and unite the house with the garden. This relatively contemporary space blends seamlessly with the rest of house which has been fortunate enough to have retained a wealth of original details throughout including ornamental plasterwork, joinery and fireplaces.

The accommodation includes a most welcoming entrance hall leading to two large reception rooms, one with an adjoining study (used as a play room), the open plan kitchen/dining/living space with adjacent conservatory and adjoining utility room. There are also shower and cloakrooms on the ground floor. There are four bedrooms, a bathroom and cloakroom on the first floor and the second floor is occupied by the principal suite with bedroom, dressing room, en-suite bathroom and a contemporary balcony from where stunning views of the sea can be enjoyed.

The property occupies a plot totalling approximately 0.4 of an acre with a frontage of some 90 feet to the road. There are generous gardens to the front and rear which are beautifully planted and offer a great deal of seclusion. There is also a double garage and ample parking.

SITUATION

This unique property is situated in an exclusive location on Hillcrest Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively level walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe is well served with 4 supermarkets (including Waitrose, Sainsbury & Aldi) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE PORCH

Entered via a timber effect composite and obscured double glazed door, leaded and stained glass windows to sides, tiled floor, original timber panelled door with leaded glazing and leaded lights to either side opening to:

RECEPTION HALL

Attractive painted timber fireplace surround encompassing a woodburning stove above a tiled hearth, picture rail, deep moulded cornice, staircase to 1st floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to under stairs storage cupboard, polished timber floorboards, radiator, doors to:

SITTING ROOM

Polished stone fireplace surround encompassing a woodburning stove above a granite hearth, picture rail, wall light points, deep moulded cornice, deep bay with double glazed sash windows to front (fitted with plantation style shutters), further double glazed sash windows to side front (fitted with plantation style shutters), polished timber floorboards, radiators.

DINING ROOM

Attractive painted timber fireplace surround, wall light points, picture rail, deep moulded cornice, double glazed sash windows to front enjoying views between buildings to the sea front (fitted with plantation style shutters), polished timber floorboards, radiator, panelled and glazed door with sash windows to either side opening to:

STUDY/PLAYROOM

Double glazed sash windows to front, built-in desk, timber effect flooring, radiator.

KITCHEN/BREAKFAST ROOM

A generous space arranged in two defined sections, the kitchen area incorporating a comprehensive range of base cupboard and drawer units incorporating integrated

dishwasher, integrated microwave oven, freestanding dual fuel range cooker with extractor hood above, polished granite worktops under mounted with 1 ½ bowl stainless steel sink with grooved drainer and mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, further bank of units incorporating full height integrated fridge, pull out larder cupboard, fireplace recess housing contemporary circular woodburning stove above a granite hearth, timber effect flooring throughout running into the breakfast/living area which is in part set beneath a double vaulted ceiling, two pairs of double glazed casement doors each with triangular double glazed windows into the apex of the ceiling above, double glazed Velux rooflights, further double glazed window to side, dresser unit coordinating with the cabinetry in the kitchen, underfloor heating, double glazed casement doors to conservatory, door to:

UTILITY ROOM

Base cupboards with recesses and provision for washing machine and tumble dryer, polished wood block worksurface under mounted with deep ceramic butler's sink with grooved drainer to side and mixer tap, tiled splashbacks, range of coordinating wall cupboards, full height storage/coat cupboard, cupboard housing wall mounted Worcester gas fired boiler & water softener, double glazed window to rear overlooking the garden, double glazed door to side, door returning to entrance hall, door to:

SHOWER ROOM

Shower enclosure with thermostatically controlled shower, corner WC, wash basin with mixer tap, tiled splashback and vanity cupboard below, obscured double glazed window to rear, wall mounted heated ladder rack towel rail.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a pitched double glazed roof, windows to two sides and double glazed casement doors

opening to and overlooking the garden, timber effect flooring throughout, double glazed door to side hall with double glazed door to front, further door to the garage.

CLOAKROOM

Low-level WC, corner wash basin with mixer tap and vanity cupboard below, obscured double glazed window to side, heated ladder rack towel rail.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, secondary glazed window to side, deep moulded cornice, access to deep heated linen cupboard housing factory lagged hot water cylinder, doors to:

BEDROOM

Attractive Art Nouveau style cast iron painted fireplace surround, picture rail, deep moulded cornice, deep bay with double glazed sash windows to front enjoying sea views, double glazed sash windows to side, radiator.

BEDROOM

Pair of double glazed sash windows to front enjoying views of the sea, radiator.

BEDROOM

Attractive painted cast iron Art Nouveau style fireplace surround, double glazed sash window to front enjoying sea views, further double glazed sash window to side, radiators.

BEDROOM

Painted cast iron fireplace surround, fitted wardrobes, double glazed windows to rear overlooking the garden, double glazed sash windows to side, radiator.

BATHROOM

Panelled bath within a tiled surround, shower enclosure with Aqualisa shower, range of

vanity units incorporating low level WC with concealed cistern with granite effect worktop inset with wash basin, mirrored wall cabinet above, obscured double glazed sash window to rear, localised tiling, radiator.

SEPARATE WC

Low level WC, wall hung wash basin, obscured sash window to rear.

SECOND FLOOR LANDING

Double glazed Velux rooflights to rear, polished timber floorboards, doors to:

BEDROOM

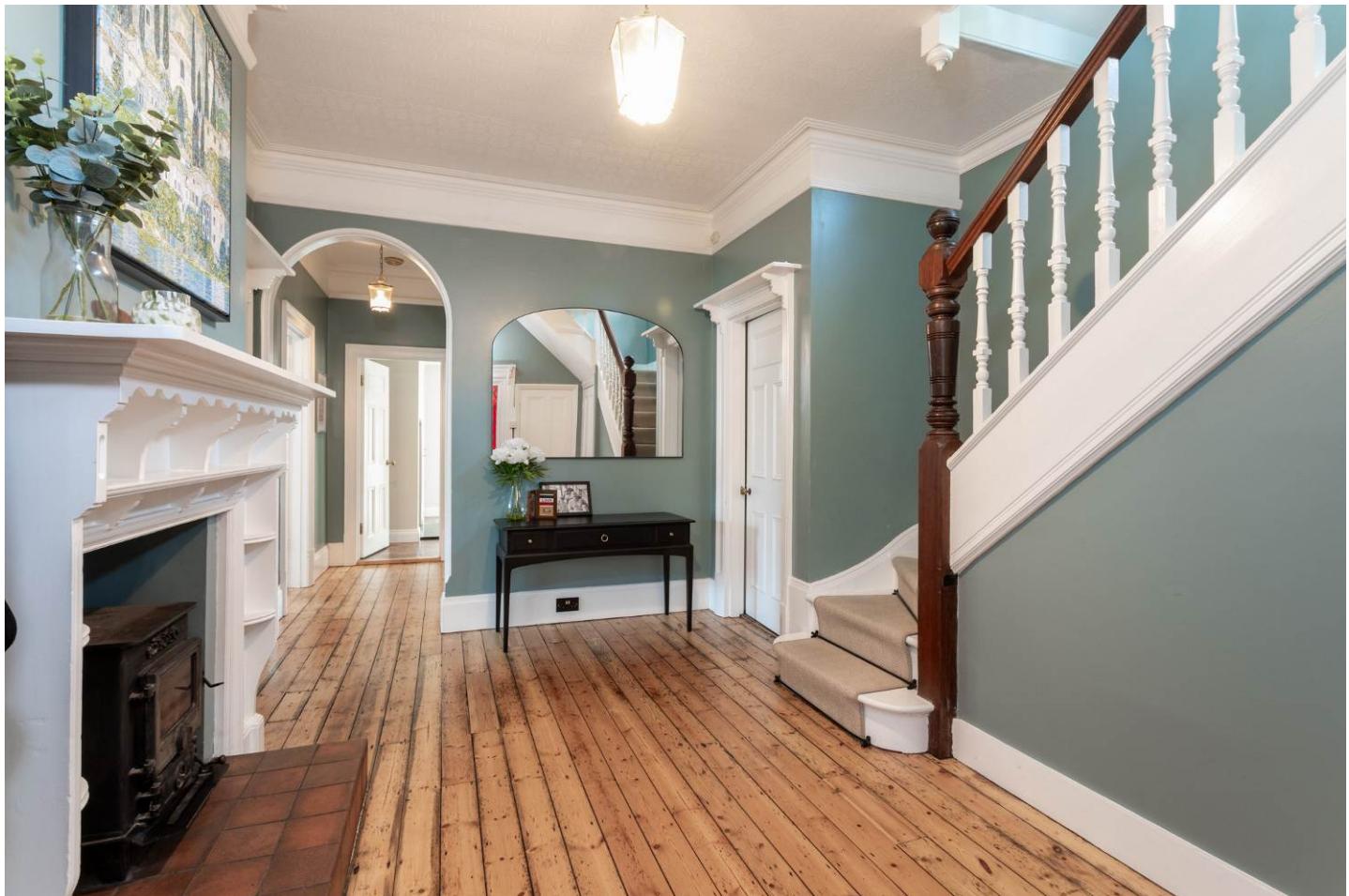
Timber effect flooring, access to eaves storage cupboard, full wall range of built-in wardrobe cupboards, three double glazed Velux rooflights to rear, double glazed casement doors with double glazed windows to the side (fitted with plantation style shutters) opening to a shallow **BALCONY** enclosed by glazed balustrade and from where magnificent sea views can be enjoyed around the bay, to Dungeness, pair of radiators, door to bathroom, door to:

DRESSING ROOM

Access to eaves storage, pair of double glazed sash windows to side enjoying far reaching views to The Roughs and of the sea, radiator.

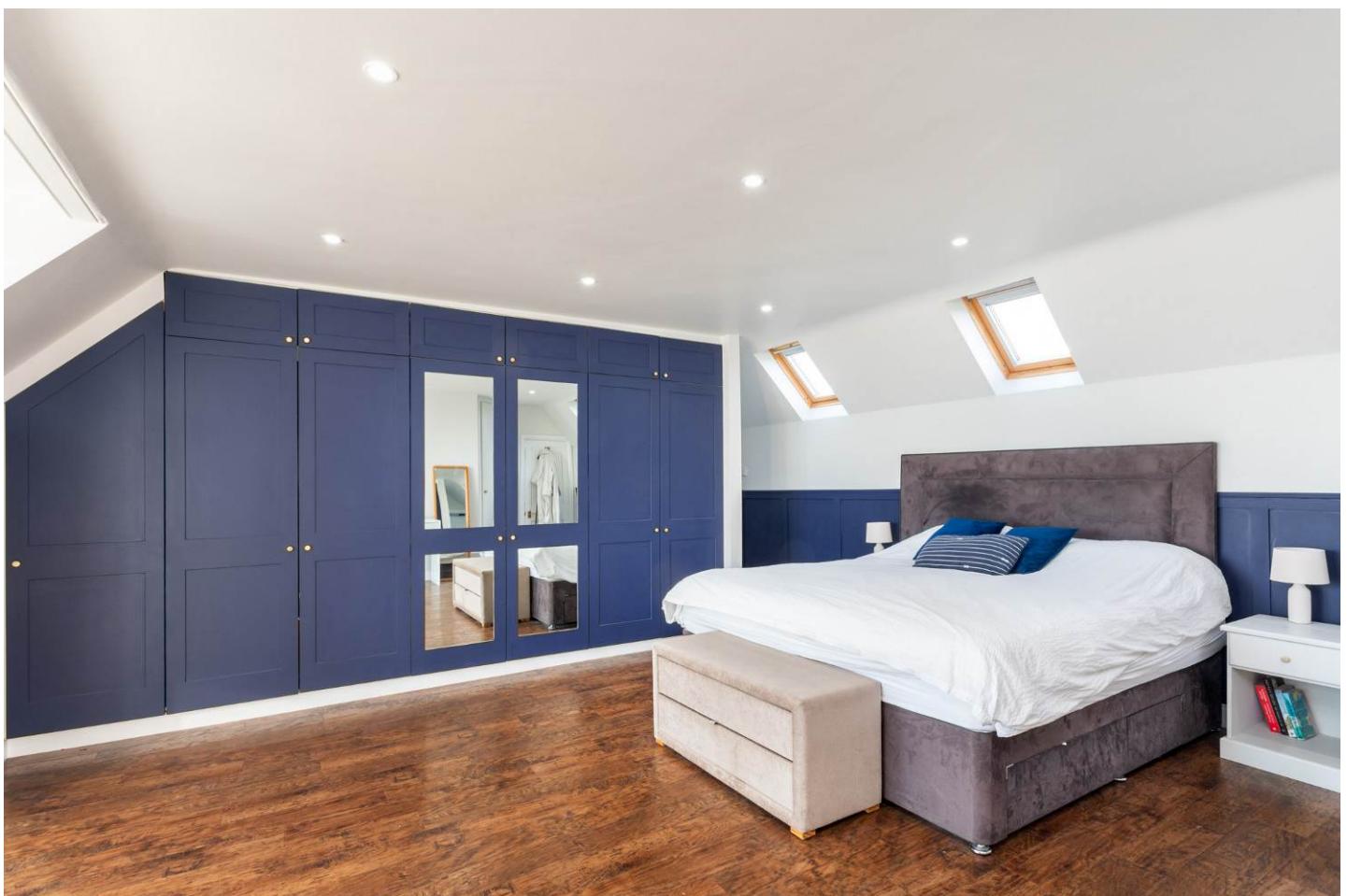
BATHROOM

Twin ended bath with mixer tap, retractable shower attachment and set within a tiled surround, pedestal wash basin with tiled splashback, low level W.C., bidet, twin sized shower enclosure with thermostatically controlled shower, shelved storage cupboard, radiator, extractor fan, double glazed window to side, access to loft space, door returning to landing.









OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a close boarded timber panelled fence, a generous driveway provides parking for numerous vehicles and access to the garage. The remainder of the garden is laid extensively to lawn surrounded by borders stocked with a variety of shrubs, herbaceous and other plants including ornamental grasses, fuchsia, hebe amongst others. There are also a number of specimen trees including a eucalyptus, magnolia, flowering cherry and an Indian bean tree. A paved pathway leads to the front door and a personal gate gives access to the rear garden.

DOUBLE GARAGE

Up and over door to front, power and light, double glazed window to rear.

REAR GARDEN

Directly to the rear of the property is a generous paved terrace backed by a sculpted wall broken by flights of steps leading to the remainder of the garden which is well

enclosed by close boarded timber panelled fencing, laid extensively to lawn surrounded by shaped borders which are well stocked with an extensive variety of shrubs, herbaceous and other plants which have been carefully considered for year-round interest. There is a further circular paved terrace within the lawn, a wrought iron arched walkway supporting wisteria and other climbing plants, an attractive ornamental pond, an impressive mature oak tree, a vegetable garden incorporating raised beds, fruit trees, a substantial greenhouse and timber framed storage shed alongside which is a fruit cage.

EPC Rating D

COUNCIL TAX

Band G approx. £4015.18 (2025/26)
Folkestone & Hythe District Council.

VIEWING

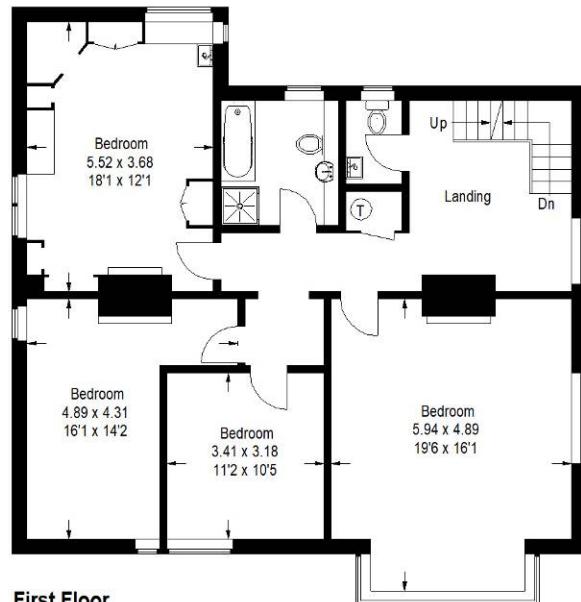
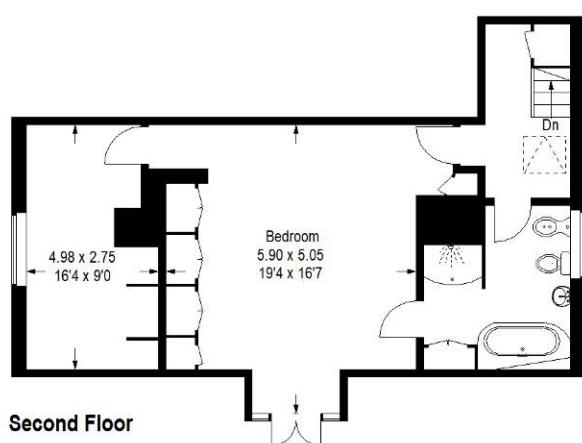
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





Hillcrest Road, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 190.4 sq m / 2049 sq ft
 First Floor = 108.7 sq m / 1170 sq ft
 Second Floor = 60.7 sq m / 653 sq ft
 Total = 359.8 sq m / 3872 sq ft



First Floor

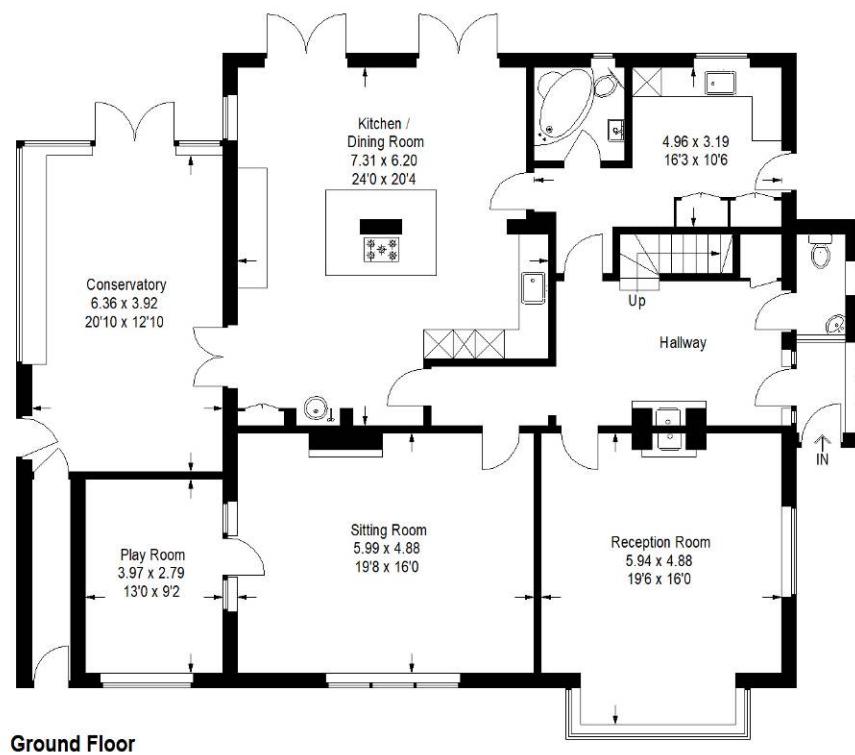


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