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49 High Street, Hythe, Kent CT21 5AD



## ROSE COTTAGE STADE STREET, HYTHE

**£750,000 Freehold**

A substantial 3 5 bedroom detached family house in the heart of Hythe, moments from the sea and town centre. With a wealth of original detail, the property enjoys versatile accommodation of elegant proportions including 2-3 reception rooms, 3-5 bedrooms (two en-suites). Delightful west facing walled garden.



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

**Entrance Porch, Entrance Hall, Drawing Room/Study, Sitting Room,  
Inner Hall leads to Two Bedrooms, each with En-Suites, Bedroom 4  
Dining Room, Kitchen/Breakfast Room, Rear Hall, Utility Room,  
Bedroom/Study, Wet Room**

**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.)

**DESCRIPTION**

Set behind wrought iron railings and partially screened 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 owners and now offers attractively presented accommodation of elegant proportions and a versatile layout. The accommodation includes an lovely entrance hall with a pleasant view through the inner hall and to the rear garden. There are two reception rooms at this level and two generous bedrooms each with en-suite facilities and the master 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 (used currently as a study but with adjoining wet room).

The garden is a particularly attractive feature as it enjoys a westerly aspect, is enclosed by tall ragstone walls and provides a delightfully secluded environment in which to relax and dine alfresco.

The accommodation comprises:

**ENTRANCE PORCH**

Deep open porch with original storm shutters and substantial timber panelled door with astragal glazed fanlight above opening to:

**ENTRANCE HALL**

Polished timber floorboards, deep skirting, dado rail, picture rail, egg and dart moulded cornice, ceiling rose, cast iron column radiator, door to rear hall and doors to:



### **SITTING ROOM**

Attractive painted fireplace surround with reeded and bullseye detail incorporating cast iron insert with provision for an open fire, glazed display cabinets to either side, deep skirting, picture rail, egg and dart moulded cornice, decorative stylised ceiling rose, pair of sash windows to front overlooking the garden, pair of cast iron column radiators.

### **DRAWING ROOM/STUDY**

Polished timber floorboards, painted fireplace surround with reeded and bullseye detail incorporating cast iron insert with provision for an open fire, deep skirting, picture rail, egg and dart moulded cornice, decorative ceiling rose, pair of sash windows to front, pair of cast iron column radiators.

### **REAR HALL**

Polished timber floorboards, deep skirting, dado rail, picture rail, egg and dart moulded cornice, access to loft space, stairs leading down to lower floor, door opening to rear garden, doors to:

### **MASTER BEDROOM**

Painted fireplace surround with cast iron insert and tiled hearth, deep skirting, picture rail, sash window to rear overlooking the garden, sash window to side, cast iron column radiator, step up to:

### **LOBBY**

With doors to dressing room, en-suite bathroom and walk-in wardrobe cupboard fitted with shelving and hanging rail. Doors to:

### **EN-SUITE BATHROOM**

Polished timber floorboards, cast iron panelled bath with mixer tap and hand held shower, pedestal wash basin, low level WC, tiled wall panelling to half height, sash window to front fitted with folding plantation style shutters, heated towel rail/radiator.

### **BEDROOM 4/DRESSING ROOM**

Painted timber fireplace surround with cast iron insert, fitted wardrobe cupboard, wall light point, access to loft space, sash window to side overlooking the garden, radiator.

### **BEDROOM**

Deep skirting, picture rail, egg and dart moulded cornice, wardrobe cupboard fitted with hanging rail, further shelved storage cupboard, sash window to rear overlooking the garden, cast iron column radiator, door to:

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and tiled surround, pedestal wash basin, low level WC, heated ladder rack towel rail.

### **LOWER GROUND FLOOR**

### **HALLWAY**

Tiled floor, arched display niche, door to rear garden, doors to kitchen and to:

### **DINING ROOM**

Polished timber floorboards, painted fireplace surround with cast iron insert and with shelved storage cupboards to either side, sash window to rear overlooking the garden, cast iron column radiator.

### **KITCHEN/BREAKFAST ROOM**

Terracotta tiled floor, range of base cupboard and drawer units incorporating integrated dishwasher and free standing Electrolux dual fuel range style cooker, square edged granite worktops undermounted with deep ceramic butler sink with mixer tap above, tiled splashbacks, range of coordinating wall cupboards, fireplace recess incorporating free standing red enamel Aga with twin hotplates, access to deep walk in understairs storage cupboard fitted with shelving and providing access to the cellar, further shelved storage cupboard, sash window to rear overlooking the garden, door to:





## **SIDE LOBBY**

Door giving access to side courtyard, further door to garden and door to:

## **UTILITY ROOM**

Base cupboards with recess to side for washing machine, roll top granite effect work surfaces inset with ceramic sink and drainer unit with mixer tap, tiled splashbacks, provision for free standing American style fridge/freezer (excluded), wall mounted Worcester gas fired boiler, door to wet room and door with steps leading up to:

## **BEDROOM**

Bamboo effect flooring, access to loft space, sash windows to side and rear overlooking the garden, glazed door opening to garden, radiator.

## **WET ROOM**

Mosaic tiled floor and walls, wall mounted rainhead shower with separate hand held attachment, corner close coupled WC and corner wash basin, recessed lighting, extractor fan, window to side, heated ladder rack towel rail.

## **OUTSIDE**

### **Side Garden**

A pleasant area, enclosed by brick and ragstone walls and incorporating two brick built external store rooms. The area is paved for ease of maintenance and has a gate returning to the front garden.

### **Front Garden**

The garden to the front of the property is set behind a low brick built wall, topped with wrought iron railings and is entered via a wrought iron gate which leads to an encaustic tiled pathway and flight of steps, also with wrought iron balustrade, to the front door. The path is flanked by areas topped with shingle and encompassed by borders stocked with three large flowering cherry trees, a variety of roses, shrubs, herbaceous and other plants, including peony, spirea, choisya and laurel, amongst others.

### **Rear Garden**

Directly to the rear of the house and spanning with width of it is an attractive brick paved terrace leading to the remainder of the garden which is beautifully enclosed by tall ragstone walls and is laid extensively to lawn with various borders partially encompassed by box hedging and planted with a variety of shrubs, herbaceous and other plants.

### **COUNCIL TAX**

Band F approx £2,578 (2018/19) Shepway District Council.

### **VIEWING**

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

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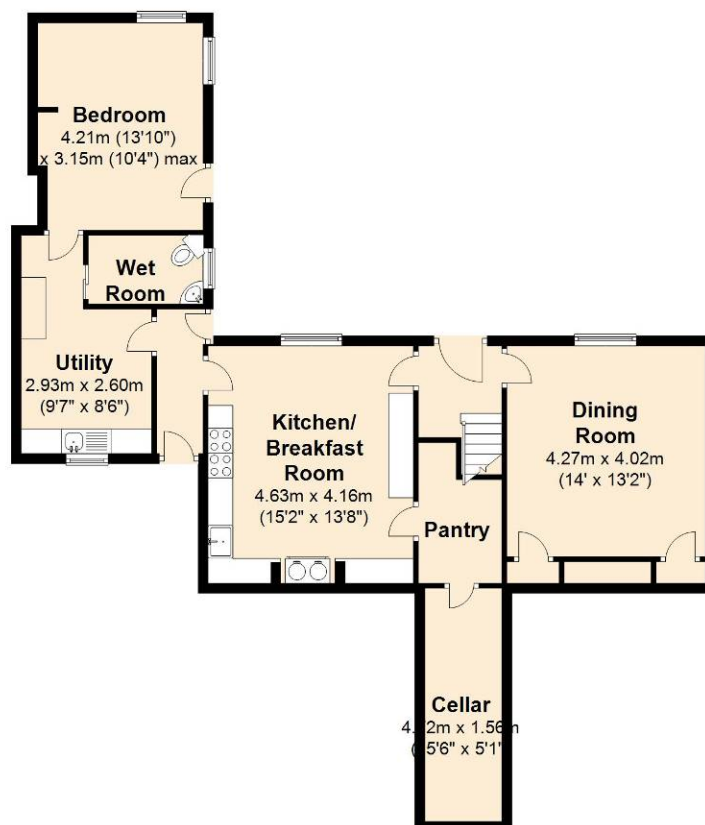






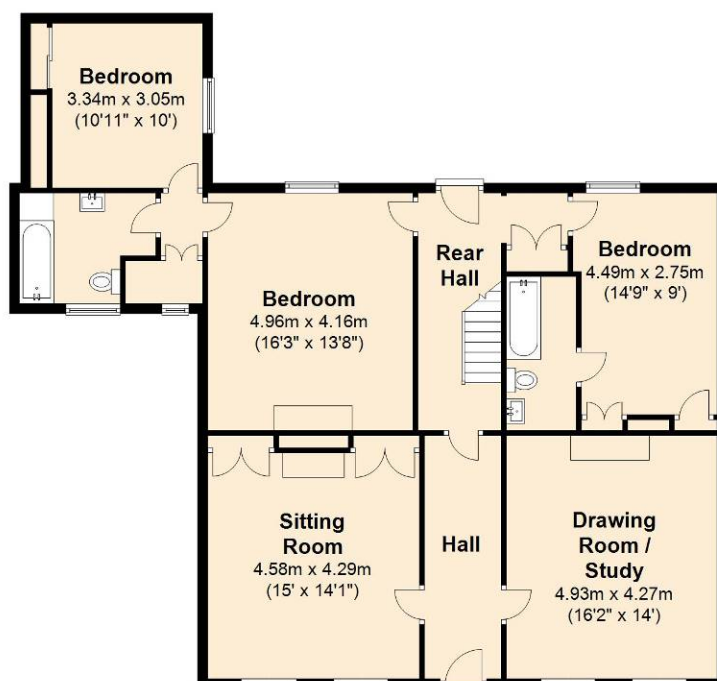
### Lower Ground Floor

Approx. 85.5 sq. metres (919.8 sq. feet)



### Ground Floor

Approx. 122.7 sq. metres (1320.8 sq. feet)



Total area: approx. 208.2 sq. metres (2240.7 sq. feet)

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