



Oak Hall
Bartholomew Street | Hythe | Kent | CT21 5BT

FINE & COUNTRY



Step inside

Oak Hall

Nestling in 0.1425 of an acre of charming gardens is this impressive Grade II Listed Georgian residence originally built in 1749. It is located off a quaint old street behind the high street in the picturesque Cinque port seaside town of Hythe and has been beautifully and sympathetically refurbished and updated to provide everything needed for modern day living. However the owners have retained all the period features that give it such a unique character including panelled walls and doors, coved ceilings, dado rails, high skirtings, original wood flooring and fireplaces.

Adjacent to the street are two garages and two parking spaces and a pedestrian entrance gate in the wall. This opens onto steps that lead up to the attractive and secluded front garden and vast front terrace with steps up to the wisteria covered front door. With its exterior 'dolls house' symmetry, multi-pane sash windows, Kent peg tiled roof and high chimneys at either end it has delightful external appeal and this appeal continues as you cross the threshold. The elegant and spacious dual aspect drawing room has French doors to a secluded courtyard and an ornate and sculptured mantle and fire surround fireplace with an open fire. There is also a very wide arch flanked by a pair of pillars to a charming reading area.

There is a downstairs cloakroom and the well equipped triple aspect, light and bright modern kitchen has everything needed for the most discerning of cooks. It includes a six ring range cooker inset into what was probably an original inglenook fireplace with Bressummer beam above believed to have come from an old Tudor ship. There are also a selection of grey painted shaker style units housing two larder fridges, a dishwasher and a centre island breakfast bar as well as a seating area and a wide door to the courtyard garden. Off the kitchen is a south facing panelled dining room with an attractive fireplace and large sash windows flooding the room with light. There is a large opening between the kitchen and the dining room housing concealed pocket doors. These enable the two rooms to become separated if required. Steps lead down to a vast basement that currently has a laundry area and wine store but it has the potential to become an office suite or a games/playroom and bar.

Stairs lead up to the half landing and branches off to the right where you will find a family shower room and an impressive dual aspect sitting room/library with restored 1950s Colefax and Fowler wall paper. There is an attractive fireplace with a gas log fire which makes a focal point. The main landing has a seating area and original wood flooring that continues into two spacious double bedrooms. Both these rooms have sea views. One bedroom has an original fireplace whilst the other has an en suite bathroom incorporating a stand alone claw foot bath. On the second floor there is an atrium style landing with storage cupboards leading to a family bathroom and three double bedrooms, all with sea views. The largest of these bedrooms has a vaulted ceiling, painted floor boards and half panelled walls. This entire floor could be a self contained area or a great place for youngsters to have their own space.

The garden is full of little nooks and crannies and private seating areas including the rear courtyard garden. It is surrounded by trees and shrubs and designed for al fresco dining and has steps that lead up to another quiet seating area. An arch and steps, flanked by trees and shrubs leading down to a shady patio with a central tree and a fascinating mirrored wall and round to the front garden with its wide south facing terrace that is ideal for a spot of sunbathing. There is a good sized lawn surrounded by high trees and shrubs providing privacy and security.









Seller Insight

“ We have thoroughly enjoyed living in this delightful family home as we love Georgian houses and this one has such perfect symmetry. However, we feel it is time to down size due the family flying the nest. The house was originally built as a small holding farm and is one of the key historical buildings in central Hythe. It has been lived in by many interesting characters and has been home to the Mackeson Brewery owners. During World War 2 it was requisitioned by the RAF and was a billet for Battle of Britain pilots - you can still see the evidence of their stay in the odd graffitied brick showing dates and initials.

We love the feel of the place and it's sense of being a secret behind it's old walled garden. We lived in Hythe for many years before we even knew it existed as it is totally hidden from the street. It is a real oasis but so handy for the high street which is under a minutes walk away.

For the more energetic there is a swimming pool, cricket and squash clubs as well as the tennis club while for golfing enthusiasts there is the Sene Valley golf club designed by Henry Cotton and the Hotel Imperial that includes a golf course and a leisure centre, while sailors can join the Hythe Sailing club.

The are good local primary schools and two excellent grammar schools in Folkestone with top class private schools available in Ashford, Canterbury and Dover. Transport links are very good with Sandling station not far away and it is less than an hour to London on the high speed train from Folkestone West or about 35 minutes if you drive to Ashford International. If you fancy lunch in France, it is only about a short drive to the M20 for the Channel Tunnel.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel Information

By Road:

Sandling Station	1.9 miles
Folkestone West Station	4.4 miles
Ashford International	13.9 miles
Dover Docks	14.4 miles
Channel Tunnel	3.8 miles
Canterbury	18.6 miles
Charing Cross	71.8 miles
Gatwick Airport	70.7 miles

By Train from Sandling

High-Speed St. Pancras	1hr 08mins
Charing Cross	1hr 40mins
Victoria	1hr 39mins
Canterbury East	40 mins
Ashford International	12 mins
High-Speed Ashford to St. Pancras	36 mins

Healthcare

Oaklands Health Centre	01303 235300
Sun Lane Surgery	01303 267102
William Harvey Hospital	01233 633331

Education

Primary Schools:

Seabrook Primary	01303 238429
Hythe Bay Primary	01303 267802
St. Augustine's Catholic Primary	01303 266578
St. Leonard's C. of E. Junior School	01303 266309
Ashford School (Prep)	01233 625171
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
Ashford School	01233 625171

Leisure Clubs & Facilities

Hythe Football Club	01303 264932
Hythe Cricket and Squash Club	01303 267458
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441

Hythe Lawn Tennis Club	01303 266354
Hythe swimming pool	01303 269177

Entertainment

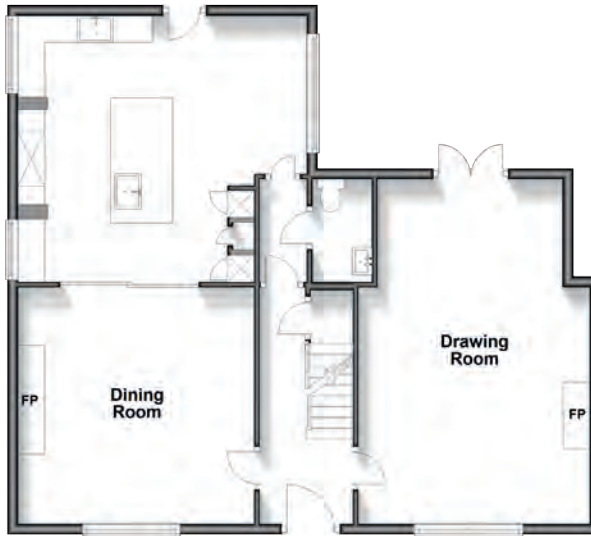
Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
White Hart	01303 238304
The Waterfront restaurant	01303 233844
The Everest Inn	01303 269898
Hide and Fox	01303 260915

Local Attractions/Landmarks

Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral

Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



First Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



GROUND FLOOR

- Entrance Hall
- Drawing Room 21'1 x 14'2 (6.43m x 4.32m)
- Dining Room 14'6 x 14'0 (4.42m x 4.26m)
- Kitchen/Breakfast Room 17'8 (max) x 16'3 (6.39m x 4.96m)

BASEMENT

- Store 1 14'1 x 13'4 (4.30m x 4.06m)
- Store 2 14'2 x 9'1 (4.31m x 2.78m)
- Wine Store
- Log Store

FIRST FLOOR

- Landing
- Main Bedroom 14'6 x 13'8 (4.42m x 4.16m)
- En-Suite Bathroom
- Bedroom 2 14'9 x 14'2 (4.49m x 4.31m)
- Shower Room
- Library 20'4 x 18'4 maximum (6.20m x 5.59m)

SECOND FLOOR

- Landing
- Bedroom 3 17'10 (max) x 13'8 (5.45m x 4.18m)
- Bedroom 4 13'1 x 11'0 (3.99m x 3.36m)
- Bedroom 5 13'1 x 10'3 (3.99m x 3.13m)
- Bathroom

OUTSIDE

- Rear Garden
- Side Garden
- Front Garden
- Garage 1 15'7 x 9'5 (4.75m x 2.87m)
- Garage 2 15'7 x 9'5 (4.75m x 2.87m)
- Off Street Parking

Outbuilding

Approx. 27.7 sq. metres (298.5 sq. feet)



Basement

Approx. 47.5 sq. metres (511.5 sq. feet)



Second Floor

Approx. 72.0 sq. metres (775.2 sq. feet)

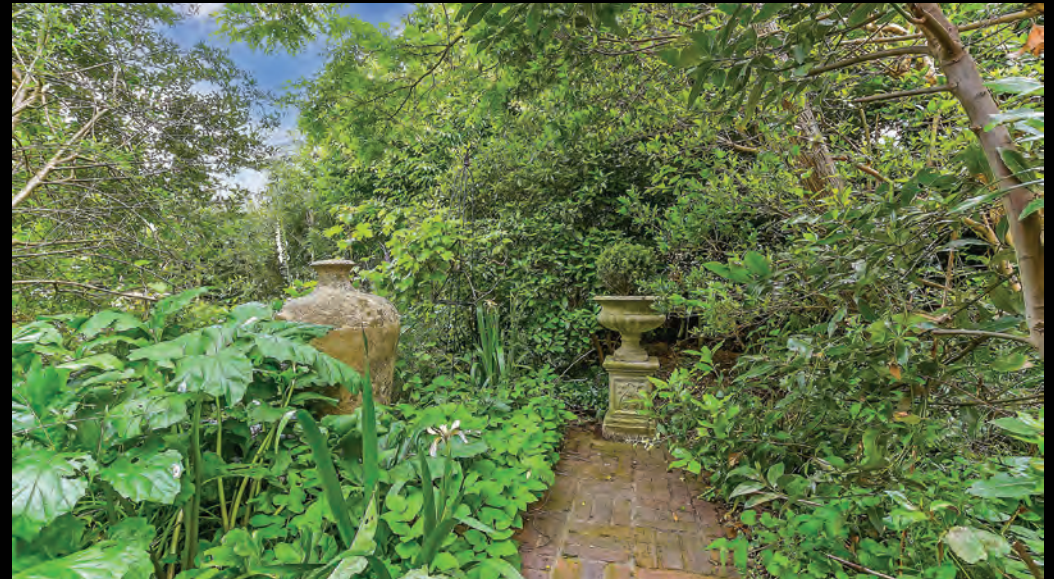


Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 20.06.2024





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