



Sun Ridge  
Cliff Road | Hythe | Kent | CT21 5XQ

FINE & COUNTRY

# Step inside

## Sun Ridge

Nestling down the end of a shared drive, leading from the prestigious private Cliff Road in Hythe, is this spacious bungalow surrounded by 0.3871 of an acre of delightful gardens. While it is ideal as a 'downsize' property with flexible accommodation there is also great potential to extend the bungalow outwards and upwards to create a unique home in a very special location.

The long driveway leads to an off road parking area and a large detached garage with an automatic up-and-over door as well as to the front entrance. This opens into a porch with tiled flooring, a coat cupboard and a wood and multi-pane glazed doors to the spacious hall with its boiler and airing cupboard. There is an excellent modern kitchen/breakfast room with underfloor heating, shaker style wood units and granite worktops. These house a Smeg built in combi microwave, oven and hob as well as an integrated washing machine and dishwasher, an American style fridge freezer and a wine cooler plus a pull out larder and waste disposal unit. The large central island includes storage cupboards and a lowered inset breakfast bar area while an external door leads to a side pathway.

A pair of solid wood and multi-pane glazed doors open into the light and bright south facing sitting room with delightful views across the garden. This has a plethora of windows on two sides as well as wide sliding doors to the front terrace and a covered seating area. A similar pair of doors lead to the dining room with its parquet flooring and folding doors to the modern garden room. This has Mexican floor tiles and an insulated solid roof as well as a door to the garden and windows on three sides providing excellent views. When the folding doors are open between the dining room and garden room you can create a large dining area for parties and family get together.

There is a family bathroom and three bedrooms including a double with parquet flooring and a fitted cupboard currently in use as an office and the superb main bedroom. This spacious, light and bright room has a large picture window, built in wardrobes, a dressing room with a plethora of fitted cupboards, an en suite with a Mira shower and vanity basin. The second bedroom has an archway to a dressing area which could also be a seating area for someone who wants their own space.

The gardens are a real feature of this property. They are surrounded by specimen trees providing privacy and security while the large slate covered shrub beds, interspersed with paved pathways, includes impressive rhododendrons, magnolias and clipped privet bushes. There is a large lawn surrounded by a bank and little nooks and crannies among the trees, a greenhouse, two garden sheds and a vegetable garden as well as the large front terrace facing the sea that is ideal for outdoor entertaining and barbecues.







# Seller Insight

“ We have thoroughly enjoyed living here for the past 27 years and, during that time, we have installed the modern kitchen and added the garden room and garage as well as enjoying our time in this lovely garden. We also considered extending the property but, as there was just the two of us here, we didn't feel the need although many other similar properties have added first floor accommodation but, because we have such a lovely garden, it would also be easy to extend outwards as well. It is also a charming house for entertaining and we have even had parties where four barbecues were in operation!

We love the peace, quietness and the wonderful wildlife that also enjoys our garden but sadly, for health reasons, we now have to move but will be staying in the same area as we love Hythe and feel it is one of Kent's most delightful seaside towns. We are only a short distance from the town with its individual shops, bars, restaurants and pavement cafes as well as Waitrose and other supermarkets. There are lovely walks and cycle rides along the canal and the beach is not far away.

We have the excellent Hotel Imperial with its golf course and leisure centre as well as cricket, squash, tennis and sailing clubs and the Sene Valley golf course, originally designed by Henry Cotton, for more challenging golf. There are also good local primary schools and two excellent grammar schools in Folkestone with top class private schools available in Ashford, Canterbury and Dover. Sandling station is quite close while the high speed train from Folkestone West or Ashford can whisk you to London in record time.”\*

\* 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**

By Road:  
 Ashford International 12.5 miles  
 Folkestone West station 3.4 miles  
 Sandling station 2.8 miles  
 Channel Tunnel 3.7 miles  
 Canterbury 17.6 miles  
 Dover Docks 13.1 miles  
 Gatwick Airport 70.5 miles  
 Charing Cross 73.7 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 Folkestone West to St. Pancras 53 mins  
 High-Speed Ashford Int. to St Pancras 36 mins

**Leisure Clubs & Facilities**

Hythe Cricket and Squash Club 0 1303 267458  
 Hythe Football Club 01303 264932  
 Sene Valley Golf Club 01303 268513

Imperial Hotel Spa and Golf  
 Hythe Lawn Tennis Club  
 Hythe Sailing Club

**Healthcare**

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

**Education**

Primary Schools:  
 Sandgate Primary 01303 257280  
 Seabrook Primary 01303 238429  
 Hythe Bay Primary 01303 267802  
 St. Augustine's Catholic Primary 01303 266578  
 Ashford School (Prep) 01233 625171

Secondary Schools:  
 Harvey Grammar for Boys 01303 252131  
 Folkestone School for Girls 01303 251125  
 Folkestone Academy 01303 842400  
 Dover College 01304 205969  
 The King's School, Canterbury 01227 595501  
 Ashford School 01233 625171

01303 267441  
 01303 266354  
 01303 265178

01303 235300  
 01303 267102  
 01233 633331

01303 257280  
 01303 238429  
 01303 267802  
 01303 266578  
 01233 625171

01303 252131  
 01303 251125  
 01303 842400  
 01304 205969  
 01227 595501  
 01233 625171

**Entertainment**

Marlowe Theatre, Canterbury 01227 787787  
 Leas Cliff Hall 01303 228600  
 White Hart 01303 238304  
 The Hythe Bay restaurant 01303 233844  
 The Hythe Brasserie 01303 267912  
 The Holy Pundit 01303 230668

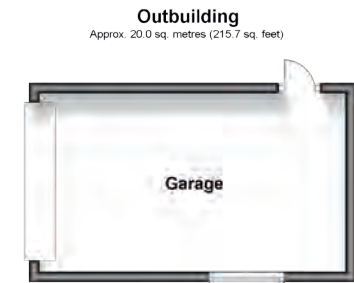
**Local Attractions / Landmarks**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: E  
Tenure: Freehold



**GROUND FLOOR**

- Porch
- Hall
- Kitchen/Breakfast Room 18'4 x 15'3 (5.59m x 4.65m)
- Dining Room 11'9 x 9'1 (3.58m x 2.77m)
- Garden Room 13'0 x 8'2 (3.97m x 2.49m)
- Sitting Room 19'2 x 11'8 (5.85m x 3.56m)
- Bedroom 3 11'9 x 9'0 (3.58m x 2.75m)

- Main Bedroom 13'9 x 11'9 (4.19m x 3.58m)
- En Suite Shower Room
- Dressing Room 9'6 into fitted wardrobes x 8'7 into fitted wardrobes (2.90m x 2.62m)
- Dressing Area 9'1 x 8'9 (2.77m x 2.67m)
- Bedroom 2 9'9 x 7'9 (2.97m x 2.36m)
- Family Bathroom

**OUTSIDE**

- Rear Garden
- Side Garden
- Front Garden
- Driveway
- OUTBUILDING**
- Garage 18'8 x 11'0 (5.69m x 3.36m)



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 18.09.2024



Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

