



124 North Road  
Hythe | Kent | CT21 5DY

FINE & COUNTRY





# Step inside

124 North Road

Situated in an impressively elevated position above North Road in Hythe is this superbly refurbished and modernised detached family home. It provides a stunning panoramic vista across the town to the sea that can be enjoyed not just from the south facing rooms but also from the delightful and spacious front terrace which is well used throughout the summer. The property has off road parking and a double garage/gym with a car charger. This is at road level with steps up to an opaque glazed gate bordered by a brick wall and a gravel bed with sub-tropical plantings. It leads to a path flanked by a front lawn with shrubs and the front terrace surrounded by raised shrub beds, a large greenhouse and an opaque glass balustrade.

The contemporary front door opens into a useful porch with a pair of oak glazed inner doors that lead to the spacious, partially double height hall. This includes wood effect ceramic tiled flooring that flows through to other areas of the ground floor, a modern oak and glass staircase that leads to the galleried landing, an understairs cupboard and a downstairs cloakroom. The attractive lounge has wood flooring and bi-fold doors to the front terrace as well as a coved ceiling and a dual fuel burner in the fireplace you can cosy up to on a cold winter's evening.



The dining room, with its wood flooring and views over the rear garden, is ideal for more formal entertaining and is large enough to seat at least 10 round a dinner table, while the stunning kitchen and snug is where the family spend much of their time. This superb space also has wood effect ceramic tiles and a rangemaster cooker with a five ring gas hob. Charcoal grey flat fronted units with granite worktops house an integrated larder cupboard with drawers, a full height fridge and matching freezer as well as a dishwasher, a Quooker boiling water tap and a peninsular breakfast bar. While the adjacent utility room includes laundry facilities and an external door. In the snug there is a raised contemporary electric fire and French doors to the rear garden.

Upstairs there is a beautifully tiled luxurious family bathroom with a trendy stand-alone bath, a separate shower and a modern vanity basin as well as three double bedrooms. Two of them has far-reaching views to the sea including the superb first bedroom with an en suite double shower with a modern vanity basin, a large well-fitted dressing room that was originally the fourth bedroom and a contemporary raised electric fire under a space for a large television screen.

The tiered rear garden includes a vast terrace that spans the width of the property and is large enough for seating, dining and could also include a hot tub. A path, interspersed with shrub beds, leads up to a pergola covered patio and on to a top patio with a mature tree, where you can sit and really revel in the views.









# Seller Insight

“ We really liked the location of this delightful family home as well as the size of the rooms and the fabulous views and we have thoroughly enjoyed upgrading and modernising our home over the past few years. However we have to move for business reasons and hope that new owners will appreciate everything this house has to offer.

Hythe is a charming Cinque Port seaside town with its individual shops, pubs and restaurants as well as three supermarkets including Waitrose and Sainsburys. There are wonderful walks along the Military Canal that was originally built in the 18th century to help repel a possible Napoleonic invasion and it is not far from the beach. While you can cycle along to Folkestone seafront and enjoy the regenerated Harbour Arm and Creative Quarter and have family fun taking a trip on the famous New Romney, Hythe and Dymchurch railway.

For the more energetic there is a swimming pool, cricket and squash clubs as well as the tennis club. Boating aficionados can join the Hythe sailing club while Golfing enthusiasts can enjoy their game at the Sene Valley golf club designed by Henry Cotton or the Hotel Imperial that includes a golf course and a leisure centre.

There 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 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

By Road:	
Sandling Station	1.7 miles
Folkestone West Station	4.9 miles
Ashford International	13.5 miles
Dover Docks	14.3 miles
Channel Tunnel	4.1 miles
Canterbury	17.2 miles
Charing Cross	69.1 miles
Gatwick Airport	68.7 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

#### 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

#### 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

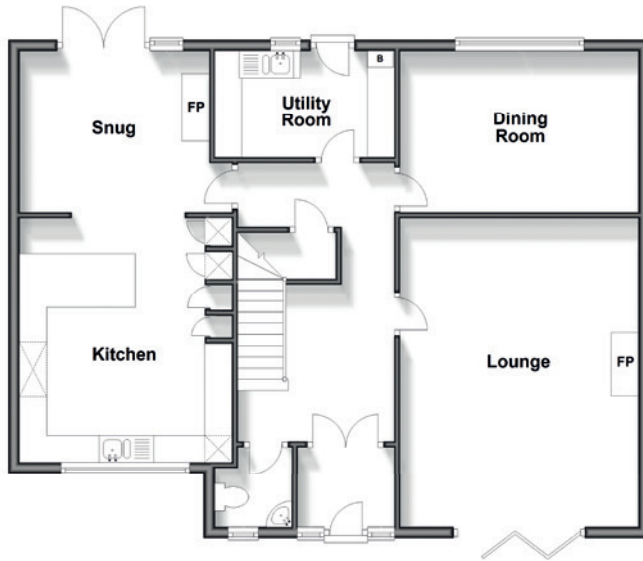
#### Entertainment

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 Castles
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. 94.6 sq. metres (1018.6 sq. feet)



## GROUND FLOOR

Porch	
Hall	
Cloakroom	
Lounge	18'6 x 14'3 (5.64m x 4.35m)
Dining Room	14'3 x 9'7 (4.35m x 2.92m)
Utility Room	10'8 x 6'4 (3.25m x 1.93m)
Kitchen	14'7 x 12'7 (4.45m x 3.84m)
Snug	11'4 x 9'7 (3.46m x 2.92m)

## FIRST FLOOR

Landing	
Bedroom 1	12'7 x 11'9 (3.84m x 3.58m)
En Suite Shower Room	
Dressing Room	11'4 x 7'0 (3.46m x 2.14m)
Bedroom 2	14'4 x 13'4 (4.37m x 4.07m)
Bedroom 3	14'4 x 9'8 (4.37m x 2.95m)
Family Bath/Shower Room	9'0 x 6'4 (2.75m x 1.93m)

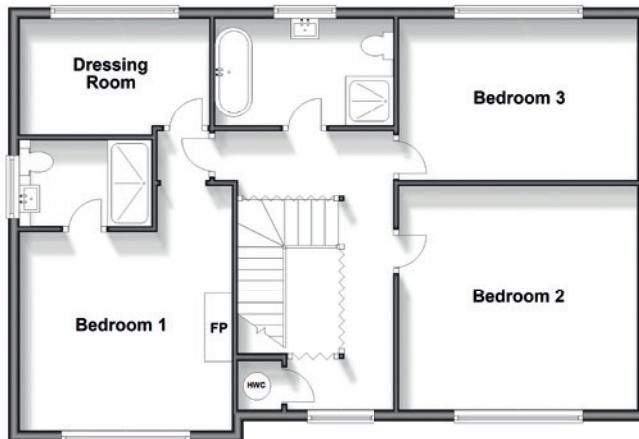
## OUTBUILDING

Double Garage	18'2 x 16'7 (5.54m x 5.06m)
---------------	-----------------------------

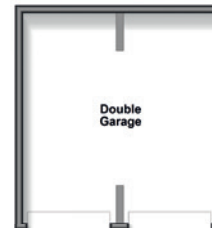
## OUTSIDE

Rear Garden  
Front Garden  
Driveway

**First Floor**  
Approx. 82.6 sq. metres (889.1 sq. feet)



**Outbuilding**  
Approx. 29.0 sq. metres (312.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G  
Tenure: Freehold

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

