



Centuries  
Church Hill | Hythe | Kent | CT21 5BP

FINE & COUNTRY



# Step inside

## Centuries

If you love characterful historical buildings this unique Grade II\* property in Hythe should tick all the right boxes. It is one of Kent's oldest inhabited vernacular buildings in private ownership, originally constructed in 1107 with later additions and includes a blue plaque and a red diamond 'Historic Building of Kent' sign. However, it has been sensitively modernised, creating a truly individual home with a separate spacious ground floor apartment.

With its lime rendered Kent ragstone and sandstone exterior, Gothic diamond pane leaded light windows, original arched pointed doorcase to the undercroft and the Gothic external door to the ground floor apartment, its uniqueness and immediate appeal is undeniable. The main access opens onto a pathway and a delightful garden with Indian sandstone terrace that leads to an arbour with a small circular lawn. This leads down via steps to the rear entrance of the lower ground floor apartment.

The main property comprises an entrance lobby leading to a double bedroom with fitted cupboards and an arched window with shutters. Another double bedroom includes a charming brick fireplace and fitted cupboards. A door leads to a spacious dressing room with a marble topped vanity basin, fitted cupboards and wardrobes as well as a wet room and WC. On the other side of the entrance lobby is a utility room, the family bathroom and a dining room/third bedroom with a fireplace.

The modern kitchen/breakfast room is truly delightful with its original angled fireplace containing a contemporary log burner flanked by original cupboards. There are plenty of shaker style units housing a gas hob, two ovens and a fridge freezer and space near the log burner for a large family dining table and chairs.

From the kitchen a step leads down to a corridor with access to a study and a spacious dual aspect sitting room with vertical oak wall beams.

The impressive pointed front door to the lower ground floor apartment dates from the 1600s and opens into a hallway. There is a large double bedroom, while on the other side of the hall there is a fascinating dining room/second bedroom with an historic folding door, an Inglenook fireplace with a back plate dated 1687 and a 17th century folding table. There are steps up to the delightful sitting room. The kitchen/breakfast room has a pantry, a large double cupboard, a fridge freezer and flat fronted units housing a built in oven and gas hob, whilst there is also a shower room with laundry room.

To the rear of the ground floor apartment is a sandstone rear terrace. It is believed that the door leading down into the undercroft/cellar was originally the main entrance in the 1100s used for trade while the first and second floors were living accommodation. The undercroft is high enough to stand up in and is ideal as a large workshop and storage. Across the street there is a private garage with automatic garage door and an electric charging point.



























# Seller Insight



We fell in love with the building when we first saw it 10 years ago and have felt privileged to have made 'Centuries' our home.

The house is very close to the town centre of Hythe with its individual shops, pubs and restaurants as well as three supermarkets. There are wonderful walks along the Military Canal, which was originally built in the 18th century to help repel a possible Napoleonic invasion, and it is not far from the beach. You can even cycle along the seafront to Folkestone and enjoy the regenerated Harbour Arm and Creative Quarter and have fun with the family, taking a trip on the famous New Romney, Hythe and Dymchurch railway. There is a swimming pool together with cricket, tennis, squash and sailing clubs within easy walking distance of 'Centuries' while for golfing enthusiasts there are two local golf clubs.

Transport links are good with Sandling station not far away and 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.

From an education point of view Hythe has its own local primary schools and excellent grammar schools in Folkestone and Ashford with top class private schools available in Ashford, Canterbury and Dover.

## History

Centuries was originally constructed in 1107 with later additions. It is one of Kent's oldest inhabited vernacular buildings and Roman finds under the undercroft indicate that there was possibly an even earlier building on the site. At the time the sea came up to the road beside the property so it was in an ideal location by the docks and on the corner of the 12th century road to Canterbury via Saltwood Castle called Clyme Hill. An original mooring bollard still stands outside the house and legend has it that the boat carrying three of Thomas Becket's murderers landed there from France before going on to murder Thomas Becket at Canterbury Cathedral.

The property was initially built by the Noble family from France. They were ancestors of Hamo Hethe who was born at the property. He later became Bishop of Rochester in 1319 and extended the building in 1335 using it as his summer residence. He bequeathed it to the church on his death and it continued to be owned by the church until 1949 when it sold for residential purposes. In 1685 it became St Bartholomew's Hospital, an alms house for between 10 and 13 people and was extended further in 1811 to provide a total of 16 rooms and remained an alms house until 1949 when it was ordered to be destroyed but it was bought by a local family who converted it into two apartments. The house is currently listed on the Statutory List of Buildings of Special Architectural or Historic Interest as a Grade II\*.

\* 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.



Apartment



Apartment



Apartment



Apartment







#### Travel

By Road:	
Sandling Station	2.2 miles
Folkestone West Station	4.8 miles
Ashford International	13.7 miles
Dover Docks	15.1 miles
Channel Tunnel	3.2 miles
Canterbury	18.4 miles
Charing Cross	69.7 miles
Gatwick Airport	68.7 miles

By Train from Sandling	
Charing Cross	1hr 40mins
Victoria	1hr 39mins
Canterbury East	40 mins
Ashford International	12 mins
High-Speed Ashford to St. Pancras	36 mins
High-Speed Folkestone West to St Pancras	52 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 620493
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

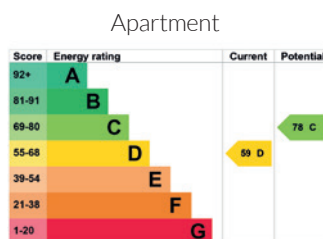
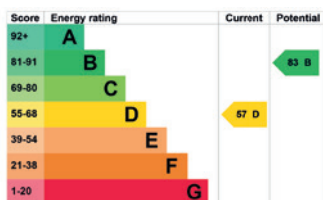
#### Entertainment

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 Castle
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels





## BASEMENT

Cellar 21'3 x 11'9 (6.48m x 3.58m)

## LOWER GROUND FLOOR APARTMENT

Entrance Hall  
Living Room 18'3 x 15'1 (5.57m x 4.60m)  
Kitchen 16'0 x 8'7 (4.88m x 2.62m)  
Dining Room 15'3 x 12'4 (4.65m x 3.76m)  
Bedroom 14'5 x 13'6 (4.40m x 4.12m)  
Cloakroom  
Shower Room

## UPPER GROUND FLOOR

Entrance Lobby  
Utility Room  
Bathroom  
Sitting Room 18'0 x 15'8 (5.49m x 4.78m)  
Study 14'9 x 9'6 (4.50m x 2.90m)  
Kitchen/Diner 18'7 x 15'3 (5.67m x 4.65m)  
Dining Room/Bedroom 3 14'11 x 8'2 (4.55m x 2.49m)  
Bedroom 2 11'3 x 10'3 (3.43m x 3.13m)  
Main Bedroom 10'4 x 10'3 (3.15m x 3.13m)  
Dressing Room 13'11 into fitted wardrobes x 9'3 (4.24m x 2.82m)

Shower Room

## OUTBUILDING

Garage 18'7 x 12'7 maximum (5.67m x 3.84m)

## OUTSIDE

Rear Garden

EPC Exempt  
Council Tax Band: E  
Tenure: Freehold



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