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Saltwood  
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viewing by  
appointment only  
for  
sale

19 Blackhouse Hill Hythe Kent CT21 5UL  
Offers in Excess of £800,000

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# 19 Blackhouse Hill

Hythe Kent CT21 5UL

A handsome detached family home in a much sought after location.

## Situation

Nestled on a spacious plot in a coveted hillside locale, this residence is just a stone's throw away from Hythe's town centre, boasting a plethora of charming shops, boutiques, eateries, and supermarkets. Within the town primary schools abound, while secondary education options are conveniently situated in nearby Saltwood, with prestigious grammar schools for both boys and girls in Folkestone. Nearby, the pristine seafront and scenic Royal Military Canal beckon, offering enchanting strolls. Commuting is a breeze, thanks to excellent transport links including High Speed rail connections to London St Pancras via Sandling and Folkestone West stations, along with easy access to the M20 motorway for seamless travel throughout Kent. For those venturing further afield, Eurotunnel in Cheriton provides swift access to the Continent.

## The Property

Perched in an elevated position on Hythe's picturesque hillside, this residence boasts sweeping panoramic vistas stretching over the town to Hythe Bay.

Meticulously extended and upgraded by its current owner, this four/five bedroom family abode now offers spaciouly proportioned living areas designed to accommodate every member of the household.

Stepping into the inviting entrance hall, you're greeted by a modern kitchen breakfast room adorned with high-end finishes and a convenient breakfast bar. A set of feature double doors unveil the expansive living room, seamlessly connected to the sun-terrace and gardens. Also on the ground floor, a dining room and a secondary reception area

provide versatile spaces, perfect for both entertaining and remote work.

Ascending to the first floor, a sizable principal bedroom awaits, complete with an ensuite shower room and access to the balcony, which also links to the third bedroom, offering mesmerizing views over Hythe and the distant sea. Three additional double bedrooms, one with its own ensuite bathroom, a study/fifth bedroom, and a family bathroom complete the upper level.

## Outside

The property is approached via a landscaped driveway with parking for multiple cars, there is also a detached garage with power and light.

## Services

We understand all main services are available.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



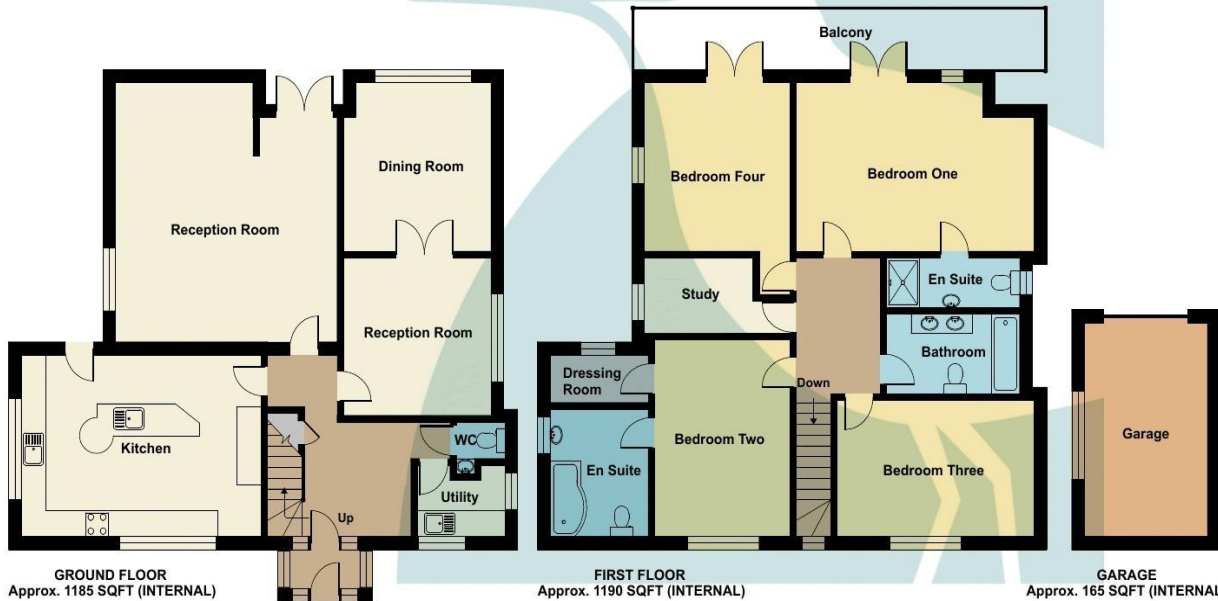


To view this property call Colebrook Sturrock on **01303 260666**



Total Approximate Area = 2540 sq ft / 235.9 sq m (includes garage)

For identification only - Not to scale



- Reception Room**  
20' x 17'11 (6.10 x 5.46)
- Reception Room**  
12'1 x 11'7 (3.68 x 3.53)
- Kitchen / Breakfast Room**  
19' x 13'8 (5.79 x 4.17)
- Garage**  
16'6 x 9'11 (5.03 x 3.02)
- Dining Room**  
12'7 x 11'8 (3.84 x 3.56)
- Utility**  
7' x 3'6 (2.13 x 1.07)
- Bedroom One**  
19'5 x 13'1 (5.92 x 3.99)
- Bedroom Two**  
15'1 x 11' (4.60 x 3.35)
- Bedroom Three**  
16' x 10'8 (4.88 x 3.25)
- Bedroom Four**  
13'1 x 11'11 (3.99 x 3.63)
- Bathroom**  
10'11 x 6'3 (3.33 x 1.91)
- En Suite**  
10'11 x 3'10 (3.33 x 1.17)
- En Suite**  
9'10 x 8' (3.00 x 2.44)
- Dressing Room**  
8' x 4'10 (2.44 x 1.47)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1124268



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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