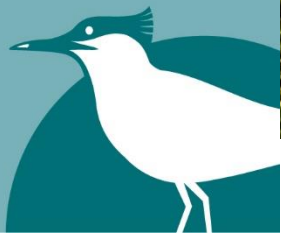




Little Springfield 77 North Road Hythe CT21 5ET
Guide £1,000,000

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Little Springfield

77 North Road Hythe CT21 5ET

Exceptionally handsome home of character with commanding sea views from its southerly aspect.

Situation

Little Springfield is an exceptionally handsome home of character, situated in one of Hythe's most prestigious hillside locations. Its elevated position offers commanding sea views from its southerly aspect, while the property is surrounded by delightful and meticulously landscaped gardens. Conveniently located within a short walk of Hythe's bustling town centre, the home is close to a variety of interesting shops, boutiques, restaurants and several supermarkets. The property benefits from excellent parking and a garage at the back of the property. The unspoiled seafront and the picturesque Royal Military Canal are nearby offering scenic walks and leisure opportunities. For commuters High Speed rail links to London St Pancras are available from Folkestone West and Central stations. The M20 motorway provides connections to the rest of Kent, while Eurotunnel in Cheriton offers easy access to France and the Continent.

The Property

Nestled in a picturesque setting, Little Springfield is a charming property blending traditional craftsmanship with modern comforts. Set back from the road for privacy, it features a luxury kitchen, bathrooms, gas central heating, and heritage-style double-glazed windows. Accessed via a gate from North Road, a brick-paved path leads to the entrance porch. Inside, the vaulted-ceilinged entrance hall impresses with Amtico-style flooring and an oak staircase, while providing access to a cloakroom/WC. The main sitting room spans the property's width, with double-aspect windows offering Channel views, a fireplace, bay window, and access to a boot room. A second sitting room boasts original wood floors and opens to an elevated stone-paved balcony, perfect for entertaining.

The open-plan kitchen/dining room combines traditional touches, like original servants' bells, with modern amenities, including granite worktops,

Bosch appliances, and a breakfast bar. The south-facing dining area features wood flooring and opens to a paved sun terrace. A utility room, rear lobby, and larder offer practicality.

Upstairs, the oak-paneled galleried landing leads to four well-proportioned bedrooms, three south-facing with stunning views and built-in wardrobes. The luxury family bathroom includes a freestanding stone bath, walk-in rainfall shower, and tiled accents, while an additional shower room provides convenience. Little Springfield is an exceptional home, combining timeless character with modern elegance, perfect for enjoying its breathtaking surroundings.

Outside

The gardens of Little Springfield are a standout feature, blending stunning views with privacy and thoughtful design. The front garden welcomes visitors with a brick pathway flanked by conifers, ornamental trees, and rockery beds. It includes Ultra Fast Broadband and WiFi., garden lighting, power sockets, a water tap, and a raised secret side garden with a timber deck and storage. A timber shed/workshop with power and lighting is also located here.

The terraced rear gardens feature stone pathways, steps, evergreen plants, shrubs, tree ferns, and ginkgo trees, creating peaceful spots. External lighting, power points, and water taps enhance the space. A gravel slope, rockery areas, a pond, and a natural stream add to the charm. A Japanese Torii gate leads to The Clock House, a timber studio with power, lighting, and Wi-Fi, plus two further sheds.

Nearby, a large koi pond with a waterfall adds tranquility. A gate connects to off-road parking, a covered carport, and a detached garage with electric doors, power, and storage. Stone steps lead to the sun terrace, passing a greenhouse with power. The gardens combine natural beauty, captivating views, and modern conveniences, creating a serene and practical retreat.



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Total Approximate Area = 2199 sq ft / 204.2 sq m (excludes void)

Garage = 308 sq ft / 28.6 sq m

Outbuilding = 214 sq ft / 19.8 sq m

Total = 2721 sq ft / 252.6 sq m

For identification only - Not to scale

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

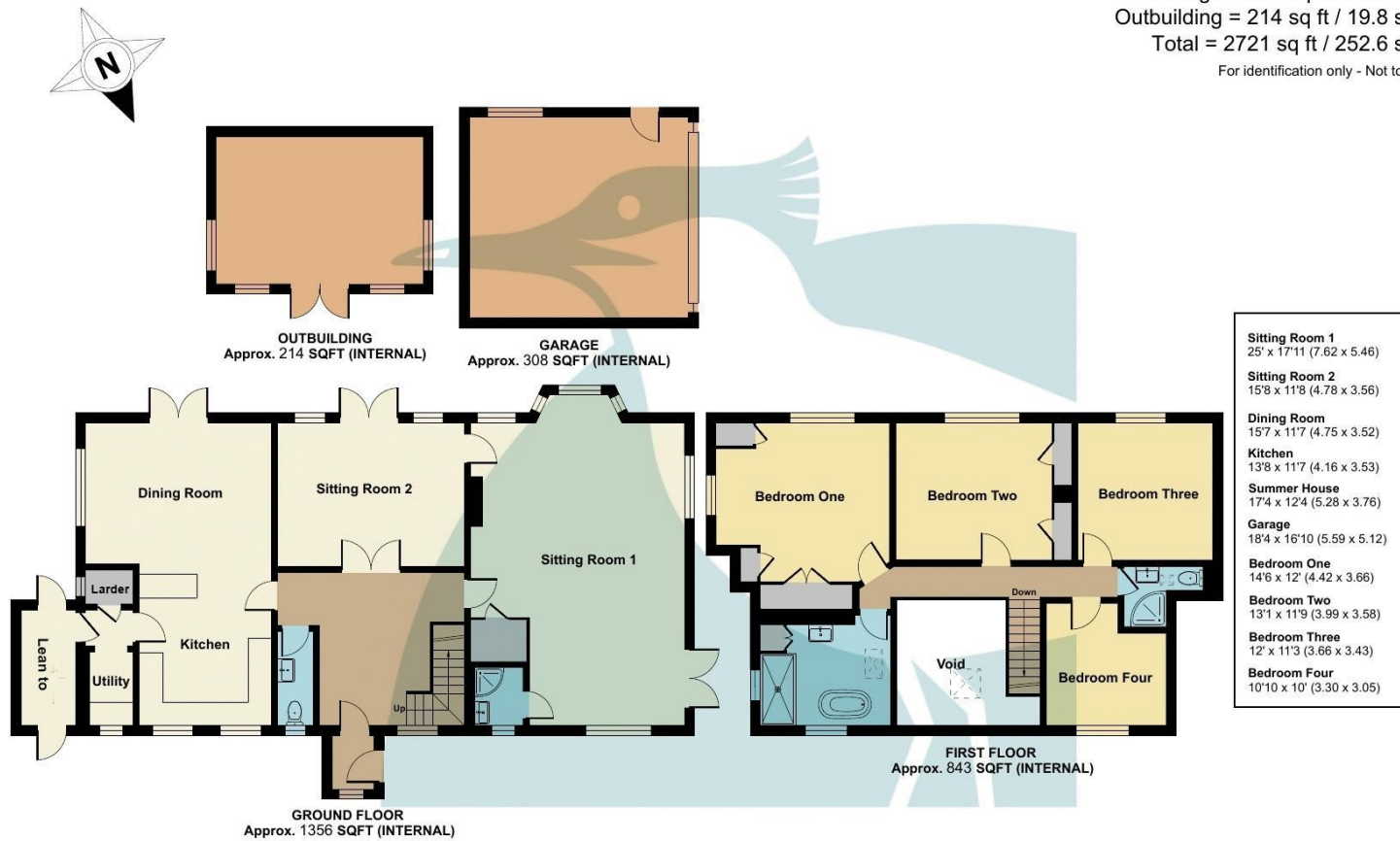
Freehold

Current Council Tax Band: G

EPC Rating: E

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1236253

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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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.

Also in: Walmer • Sandwich • Hawkinge