

Battlemore
11 St. Johns Road | Hythe | Kent | CT21 4BE

FINE & COUNTRY

STEP INSIDE

Built in 1920 and thoughtfully transformed for modern family living, is this remarkable period residence that effortlessly combines timeless character with contemporary luxury. Over the past five years, the current owners have undertaken an extensive programme of sensitive refurbishment and extension, carefully preserving the home's original charm while creating an exceptional living environment designed for twenty-first century life.

A welcoming entrance porch opens into an impressive reception hall, immediately setting the tone for the accommodation beyond. At the heart of the home lies a magnificent open-plan living space, expertly designed to bring family and friends together. The elegant family room flows seamlessly into the stunning 33-foot kitchen and dining area, creating a vibrant hub for both entertaining and everyday living.

The bespoke kitchen has been imaginatively designed by the current owners and showcases a stylish 1970s-inspired colour palette, complemented by an extensive range of contemporary cabinetry and worktops. A wealth of integrated appliances includes three ovens, while a built-in ice bucket adds a touch of luxury for entertaining. The dining area comfortably accommodates large family gatherings and, together with the family room, benefits from a striking wall of bi-folding doors opening directly onto the garden terrace, blurring the lines between indoor and outdoor living.

For quieter occasions, a separate triple-aspect sitting room provides an inviting retreat, bathed in natural light and offering a more intimate setting in which to relax.

Further enhancing the ground floor accommodation is a generously proportioned utility room featuring a second dishwasher and fridge freezer, a dedicated plant room housing the home's control systems, a cloakroom and an additional WC, ensuring practicality matches the property's impressive scale.

The first floor offers six beautifully appointed bedrooms together with a luxurious family bath and shower room. Four of the bedrooms benefit from built-in wardrobes and three have stylish en-suite shower rooms, providing excellent accommodation for family members and guests alike.

Occupying the entire second floor, the principal suite is truly spectacular. This private sanctuary features a spacious sleeping area, dedicated dressing space and a sumptuous en-suite bath and shower room. Two Juliet balconies provide breathtaking elevated views towards the sea and across the bay to Dungeness, creating a truly special setting in which to begin and end each day.

Outside, the property continues to impress. To the front, a substantial driveway provides parking for numerous vehicles and leads to the garage. The rear garden is both secluded and generously proportioned, featuring a large raised decked terrace ideal for al fresco dining and entertaining, together with extensive areas of lawn that extend around the side of the property, offering ample space for family enjoyment.

This property represents a rare opportunity to acquire a substantial and beautifully renovated period home that successfully blends the character and craftsmanship of its 1920s origins with the luxury, comfort and functionality demanded by modern family life, all within one of Hythe's most desirable residential locations.








Benny





SELLER INSIGHT

"Having enjoyed life at Battlemore for several years, one of the aspects we have treasured most is its exceptional location. St John's Road is widely regarded as one of Hythe's most prestigious and sought-after residential addresses, occupying an elevated position that provides wonderful views across the town, towards the English Channel and along the coastline to Dungeness. Despite its peaceful setting high on the hillside, the house remains wonderfully connected to everything that makes Hythe such a desirable place to live.

One of the greatest luxuries of living here is being able to leave the car at home and walk into the heart of Hythe. The vibrant High Street offers an excellent selection of independent shops, boutiques, cafés and restaurants, creating a genuine sense of community and coastal charm. Everyday conveniences are equally well catered for, with four supermarkets, including Waitrose, Sainsbury's and Aldi, as well as doctors' surgeries, pharmacies and a range of professional services all within easy reach.

For those who enjoy the outdoors, Hythe's attractive and unspoilt seafront is just a little further away, providing miles of coastline to explore, while the picturesque Royal Military Canal offers beautiful waterside walks, cycling routes and opportunities to watch local wildlife. The combination of sea, countryside and historic surroundings creates a lifestyle that feels both relaxed and effortlessly sophisticated.

The area is exceptionally well served by recreational facilities. Golf enthusiasts are particularly spoilt, with both Sene Valley Golf Club and the renowned Etchinghill Golf Club nearby, offering outstanding courses and facilities. In addition, residents can enjoy the amenities of the Hotel Imperial Leisure Centre, together with local cricket, squash and bowls clubs, providing something for every age and interest.

Families are drawn to this area for its excellent educational opportunities. Well-regarded local schools include Hythe Bay Church of England Primary School, Saltwood Church of England Primary School, St Augustine's Catholic Primary School and Brockhill Park Performing Arts College. For older students, the highly respected boys' and girls' grammar schools in Folkestone are also readily accessible, making the location particularly appealing for growing families.

Connectivity is another significant advantage. Sandling railway station is approximately 1.5 miles away and offers convenient rail links, while Junction 11 of the M20 is approximately 2.3 miles from the property, providing excellent road access to London, the wider motorway network and the Kent coastline. For commuters, the High Speed service from Folkestone West and Ashford International offers swift connections to Stratford and London St Pancras, making travel into the capital remarkably convenient.

For those who travel frequently, whether for business or leisure, the location is hard to surpass. The Channel Tunnel Terminal is only around three miles away, placing continental Europe within easy reach and making spontaneous trips to France and beyond a genuine possibility. The Port of Dover is also approximately twelve miles away, further enhancing international connectivity.

What we have always loved most about Battlemore is the balance it offers. It combines the tranquillity, views and exclusivity of an elevated position with the convenience of being close to excellent schools, leisure facilities, transport connections and daily amenities. It is a location that truly delivers the very best of coastal living, without compromising on practicality or accessibility."

* 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.










YOU









Travel

By Road:	
Folkestone West Station	4.9 miles
Sandling Station	1.4 miles
Ashford International	12 miles
Canterbury	15 miles
Channel Tunnel	4 miles
Dover Docks	13 miles
Gatwick Airport	68 miles
Charing Cross	69 miles

By Train from Sandling:	
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

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Imperial Hotel	01303 267441
Castle Hotel	01303 266311
Hide and Fox	01303 260915

Leisure Clubs & Facilities

Saltwood Cricket Club	07932 122229
Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932
Sene Valley Golf Club	01303 268513
Etchinghill Golf Club	01303 863863
Imperial Hotel Spa and Golf	01303 267441
Hythe Lawn Tennis Club	01303 266354
Hythe and Saltwood Sailing Club	01303 265178

Healthcare

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

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
Canterbury Cathedral

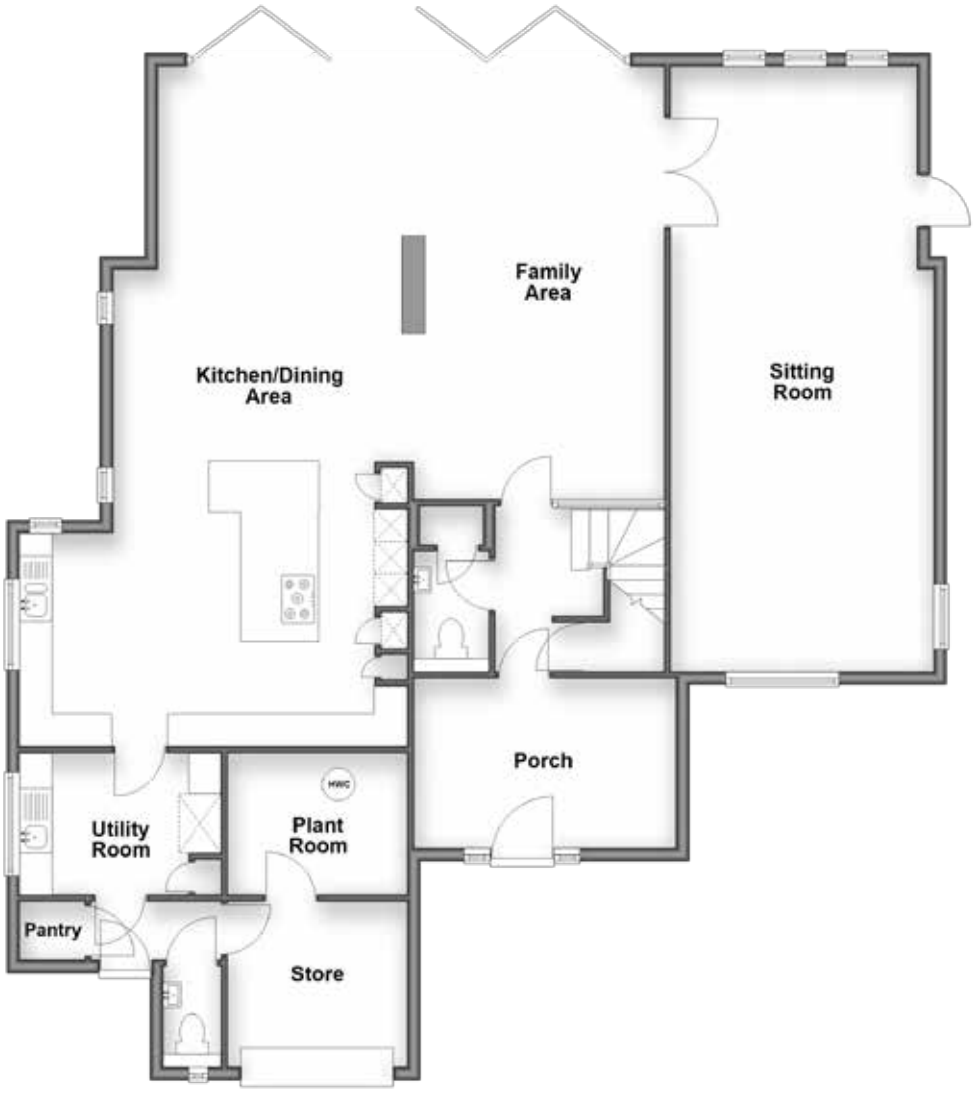
Education

Primary Schools:	
Saltwood Primary	01303 266058
Hythe Bay Primary	01303 267802
Seabrook Primary	01303 238429
St Augustine's Primary	01303 266578
Ashford School (Prep)	01233 625171
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000
Dover College Junior	01304 205969

Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
The Langton Grammar School	01227 463567
Simon Langton Girls Grammar School	01227 463711
King's School, Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
Ashford School	01233 625171
Dover College	01304 205969

Ground Floor

Approx. 162.1 sq. metres (1744.9 sq. feet)



First Floor

Approx. 110.2 sq. metres (1186.0 sq. feet)





GROUND FLOOR

Porch	
Hall	
Cloakroom	
Family Room	20'8 x 12'6 (6.30m x 3.81m)
Kitchen/Dining Room	33'6 (10.22m) x 20'6 (6.25m) narrowing to 12'6 (3.81m)
Utility Room	10'10 x 7'3 (3.30m x 2.21m)
Plant Room	8'10 x 7'3 (2.69m x 2.21m)
WC	
Sitting Room	29'10 x 14'1 (9.10m x 4.30m)

FIRST FLOOR

Landing	
Bedroom 2	15'1 x 14'1 (4.60m x 4.30m)
En Suite Shower Room	
Bedroom 5	12'10 x 11'1 (3.91m x 3.38m)
Bedroom 3	14'9 x 13'0 (4.50m x 3.97m)
En Suite Shower Room	
Family Bath/Shower Room	
Bedroom 4	16'9 x 11'10 (5.11m x 3.61m)
En Suite Shower Room	
Bedroom 6	12'6 x 6'11 (3.81m x 2.11m)
Bedroom 7/Office	14'1 x 6'2 (4.30m x 1.88m)

SECOND FLOOR

Principal Bedroom	30'6 x 12'10 (9.30m x 3.91m)
Walk in Wardrobe	
En Suite Bath/Shower Room	

OUTSIDE

Rear Garden	
Driveway	
Garage	8'10 x 8'2 (2.69m x 2.49m)



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

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 © 2026 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 xx.xx.2026

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