



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**4 CANNONGATE CLOSE,
HYTHE**

**£699,500 Freehold
FIXED PRICE**

A substantial 5/6 bedroom family home, conveniently situated within a relatively short, level walk of the High Street, offering some 2399 sq ft of attractively presented, versatile accommodation arranged over three floors including a second floor living space with balcony and sea views. Garage, parking, gardens. EPC D.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

4 Cannongate Close, Hythe CT21 5PZ

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen,
Utility Room, Cloakroom,
Five Bedrooms (two with En-Suite Bathrooms), Shower Room,
Second Floor Sitting Room With Balcony,
Integral Garage, Ample Parking, Gardens to Front and Rear**

DESCRIPTION

Well situated in a highly regarded cul-de-sac of only five properties, this substantial detached family home has been extensively improved by the current owner and now offers beautifully presented, versatile accommodation which is of comfortable proportions and is arranged over three floors.

The accommodation comprises a welcoming entrance hall leading to a particularly generous dual aspect sitting room, separate dining room and a well fitted kitchen which opens onto the utility room. From here access can be gained to the integral garage. There is also a cloakroom on the ground floor. There are four bedrooms on the first floor, the principal bedroom with an en-suite bathroom, together with a contemporary shower room. On the second floor there is a further bedroom with en-suite bathroom and a lovely additional living space with a south facing balcony from where sea views can be enjoyed. This space could equally be used as a 6th bedroom.

To the front of the house there is a low maintenance garden with a pretty terrace and a generous driveway providing ample off street parking and access to the integral garage. The rear garden enjoys a southerly aspect and is perfect for alfresco entertaining with a wide terrace, an area of lawn and a large summer house.

SITUATION

Cannongate Close is a highly regarded cul-de-sac which is conveniently situated within a relatively short, level walk from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. There are also four supermarkets (including Waitrose, Sainsburys and Aldi), The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is within reasonable walking distance. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar Schools in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled and glazed door, tiled floor, double glazed window to side, obscured glazed door to:

ENTRANCE HALL

Staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a square newel post, Karndean timber effect flooring, access to deep understairs storage cupboard, coat cupboard, radiators, doors to:

SITTING ROOM

Coal effect gas fire set within an attractive brick built surround over a tiled hearth, four wall light points, coved ceiling, double glazed window to front, double glazed casement doors opening to and overlooking the rear garden with double glazed windows to either side, radiators.

DINING ROOM

Coved ceiling, double glazed window to rear overlooking the garden, radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating corner display shelving and integrated Zanussi double oven/grill, square edged woodblock effect worktops inset with ceramic sink and drainer with mixer tap and four burner induction hob with coloured glass splashback, coordinating wall cupboards with concealed lighting beneath, pull out larder cupboard, space for freestanding fridge/freezer, Karndean timber effect flooring, double glazed window to rear overlooking the garden, radiator, door to:

UTILITY ROOM

Base cupboard with recesses and plumbing for washing machine and dishwasher with square edged wood block effect worktop above, wall mounted Worcester gas fired boiler, obscured double glazed window to side, door to:

INTEGRAL GARAGE

Up and over door to front, power and light, UPVC and obscured double glazed door to side.

CLOAKROOM

Well fitted with a contemporary suite comprising close coupled WC, wash basin with mixer tap and vanity cupboard below, Karndean timber effect flooring, walls tiled to half height, extractor fan.

FIRST FLOOR LANDING

Staircase to second floor, access to deep storage cupboard with further access to eaves storage, double glazed window to front, access to airing cupboard, radiator, doors to:

PRINCIPAL BEDROOM

Built-in wardrobe cupboards, double glazed window to rear, coved ceiling, radiator, door to:

EN-SUITE BATHROOM

Corner bath with mixer tap and handheld shower attachment, pedestal wash basin, low-level WC, obscure double glazed window to side, localised tiling, heated ladder rack towel rail.

BEDROOM 2

Built-in wardrobe cupboard, double glazed window to rear, coved ceiling, radiator.

BEDROOM 3

Built-in wardrobe cupboard, double glazed window to front, coved ceiling, radiator.

SHOWER ROOM

Walk-in shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with mixer tap and vanity drawers below and mirrored vanity unit over, extractor fan, heated ladder rack towel rail, tiled walls, obscure double glazed window to front.





BEDROOM 4

(Currently utilised as a dressing room) double glazed window to rear, coved ceiling, radiator.

SECOND FLOOR LANDING

Velux window over stairwell, access to deep storage cupboard, doors to:

BEDROOM 5/2ND SITTING ROOM

Double glazed casement doors opening onto balcony and enjoying views over the golf course and to the sea, Velux window to front, radiators.

BALCONY

Well enclosed by wrought iron balustrade and from where lovely views over the golf course and to the sea can be enjoyed.

BEDROOM 6

Double glazed window to front enjoying views over the golf course to the sea, radiator, door to:-

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, glazed shower screen, low-level WC, wash basin with mixer tap and vanity cupboard below and mirrored vanity unit over, wall light point, extractor fan, Velux window, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low ragstone wall and is largely topped in shingle for ease of maintenance. A generous driveway provides off-road parking and access to the integral garage and from here a path continues to the open porch leading to the front door. Alongside the open porch is a paved terrace backed by a brick built wall and edged by borders planted with mature shrubs including hydrangea and roses. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by brick built walls and timber panelled fencing. Spanning the width of the house is a generous paved terrace enjoying a southerly aspect and providing the ideal environment for alfresco dining and entertaining. The terrace leads to an area of lawn backed by an evergreen hedge and with a specimen magnolia and mahonia. Within the garden is a generous timber framed **summer house** with adjoining timber framed storage shed which is supplied with power and light.

EPC Rating D

COUNCIL TAX

Band F approx. £3479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

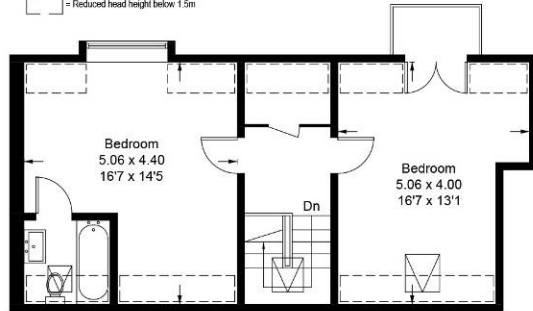
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



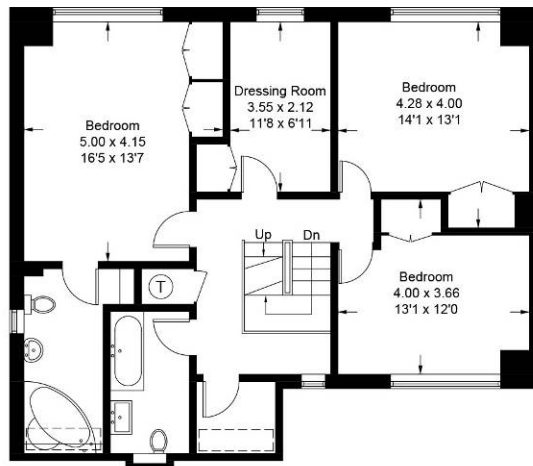
Cannongate Close, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 85.5 sq m / 920 sq ft
First Floor = 86.2 sq m / 928 sq ft
Second Floor = 51.2 sq m / 551 sq ft
Total = 222.9 sq m / 2399 sq ft

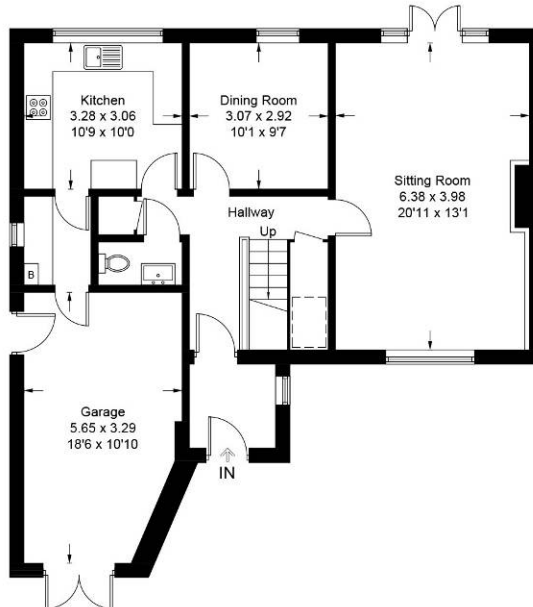
 = Reduced head height below 1.5m



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202970)