



49 High Street, Hythe, Kent CT21 5AD



**MARJOROME
CANNONGATE ROAD, HYTHE**

**£895,000 Freehold
No Onward Chain**

This enchanting Arts & Crafts inspired three bedroom detached house occupies a generous plot of a little over half an acre in an exclusive residential location from where it commands a magnificent south westerly vista over Hythe and of the sea. Detached double garage, parking, delightful gardens. EPC D



Marjorome

Cannongate Road, Hythe CT21 5PT

Entrance Vestibule, Reception/Dining Hall, Sitting Room, Conservatory, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, Three Bedrooms (one en-suite), Shower Room, Box Room, Double Garage, Ample Parking, Delightfully Secluded Gardens

DESCRIPTION

Marjorome is an enchanting property the design of which has been influenced by the Arts & Crafts movement and exudes charm and character throughout. The house is approached via a private lane serving just four properties and occupies a delightfully secluded plot totalling a little over half of an acre from where it commands a magnificent south westerly vista with views over Hythe and of the sea.

The property would now benefit from some general updating but has the potential to provide a comfortable home with well proportioned accommodation comprising a welcoming reception hall leading to a generous sitting room with double doors to the conservatory from where the delightful views can be enjoyed. There is a generous kitchen/breakfast room with an Aga, utility room, cloakroom and a study (which could double as a fourth bedroom. On the first floor the pretty landing leads to three bedrooms, the principal bedroom with en-suite shower room, a separate shower room and a box room.

The mature gardens provide an idyllic and delightfully secluded setting encompassing the house to all sides and which has been thoughtfully planted for year round interest. There is a generous driveway providing ample off street parking and access to the detached double garage and workshop.

SITUATION

Marjorome is conveniently situated on a private lane running parallel with Cannongate Road and serving just four properties, which is an exclusive location only a short 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 double glazed door with double glazed windows to either side, original oak panelled door to:-

RECEPTION/DINING HALL

Wood panelled walls, staircase to 1st floor with polished timber moulded handrail terminating in a square newel post, attractive timber fireplace surround with tiled insert encompassing a wood burning stove on a tiled hearth, window to side and front enjoying views of the garden, radiator, door through to kitchen, door to:-

SITTING ROOM

Attractive brick built fireplace with tiled insert above a tiled hearth, double glazed window to side and double glazed doors with glazed panels to either side giving access to the conservatory and enjoying views across Hythe and of the sea, picture rail, radiator, door to Kitchen.

CONSERVATORY

Of UPVC construction above a brick built base and under a pitched uPVC roof, two wall light points, timber effect flooring, electric heater, double glazed casement doors giving access to the garden and enjoying views across Hythe and of the sea.

KITCHEN/DINING ROOM

Well fitted with a range of base cupboards and drawers units incorporating recess and plumbing for freestanding dishwasher and washing machine, fireplace recess incorporating blue enamelled Aga, work surface inset with twin bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, space for freestanding fridge and freezer, double glazed windows to side and rear, picture rail, access to walk-in larder cupboard, access to recessed cloaks area, door to Utility/cloakroom, door to garden and door to:-

STUDY

Double glazed window to side, picture rail, radiator.

UTILITY ROOM

Cupboard housing floor standing gas boiler, quarry tiled floor, obscure glazed window, wash basin with mixer tap and vanity cupboard below, door to:-

CLOAKROOM

Low level WC, wash basin with mixer tap and vanity cupboard below, quarry tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, access to storage cupboard and access to Airing cupboard housing factory lagged hot water cylinder.

PRINCIPAL BEDROOM

Fitted wardrobe cupboards, double glazed windows to side and front with views across Hythe and of the sea, radiator, door to:-

EN-SUITE SHOWER ROOM

Walk in tiled shower enclosure with Triton electric shower, low-level WC with concealed cistern, wash basin with mixer tap with cupboard below and worksurface to either side, obscure double window to front, part tiled walls, heated towel rail, electric heater.

BEDROOM TWO

Built-in wardrobe cupboards, wash basin set in to tiled worksurface with cupboard below, double glazed windows to front and side enjoying views over Hythe and of the sea, access to under eaves storage cupboards, picture rail, radiator.

CLOAKROOM

Low-level WC, wall hung wash, double glazed window.



SHOWER ROOM

Twin size shower enclosure with Myra electric shower, wash basin with vanity cupboard below, heated ladder rack towel rail, built-in vanity cupboard, access to under eaves storage, obscure double glazed window to front, electric heater, part tiled walls.

BEDROOM THREE

Built-in wardrobe, wash basin set into tiled surround with cupboard below, double glazed window to rear and side, radiator.

BOX ROOM

Double glazed window to rear, access to loft space.

OUTSIDE

THE GARDENS

Marjorome can be approached on foot via a flight of steps from Cannongate Road or by car from a private lane serving just four properties running behind Cannongate Road where the generous driveway before the property provides off-road parking for numerous vehicles and access to the detached garage. From here a pathway continues past the side of the property between borders planted with hydrangeas to the left and mature camellias, hebe and roses to the right, beneath an archway supporting a climbing rose where the path meets with a block paved pathway at the top of the flight of steps from Cannongate Road which then leads to the front door.

Running across the front of the house is a wide expanse of lawn incorporating a generous paved terrace enclosed by timber trellising and from where glorious views over Hythe, of the sea and around the bay to Dungeness can be enjoyed. The lawn is

backed by shallow borders planted with a variety of roses and seasonal bulbs. To the side of the terrace is a further elevated terrace beneath a timber framed pergola supporting mature grapevines. Pathways meander through the garden beneath a further timber framed pergola supporting climbing roses, to an elevated area of lawn with a specimen magnolia and backed by a bank of shrubs and other plants. Behind this bank is an attractive timber framed summerhouse, the perfect vantage point from which to enjoy the views over Hythe. Beyond the summer house is a chicken coop. A flight of steps edged by a lavender hedge and a further expanse of lawn dotted with various specimen fruit trees and shrubs including tree peonies and a magnolia, returns to the driveway.

To the rear of the garage is a vegetable garden. This area also incorporates a greenhouse.

GARAGE

Electronically operated up and over door to front, power and light, hatch giving access to boarded loft space, workshop area to side with two windows to side and personal door to front.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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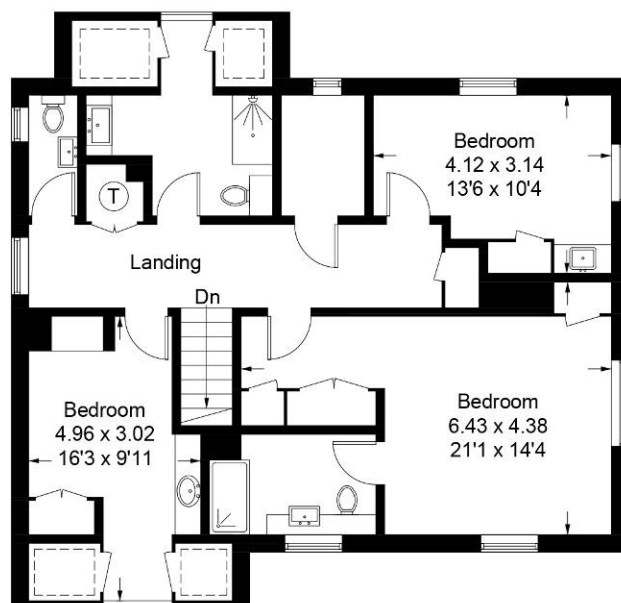




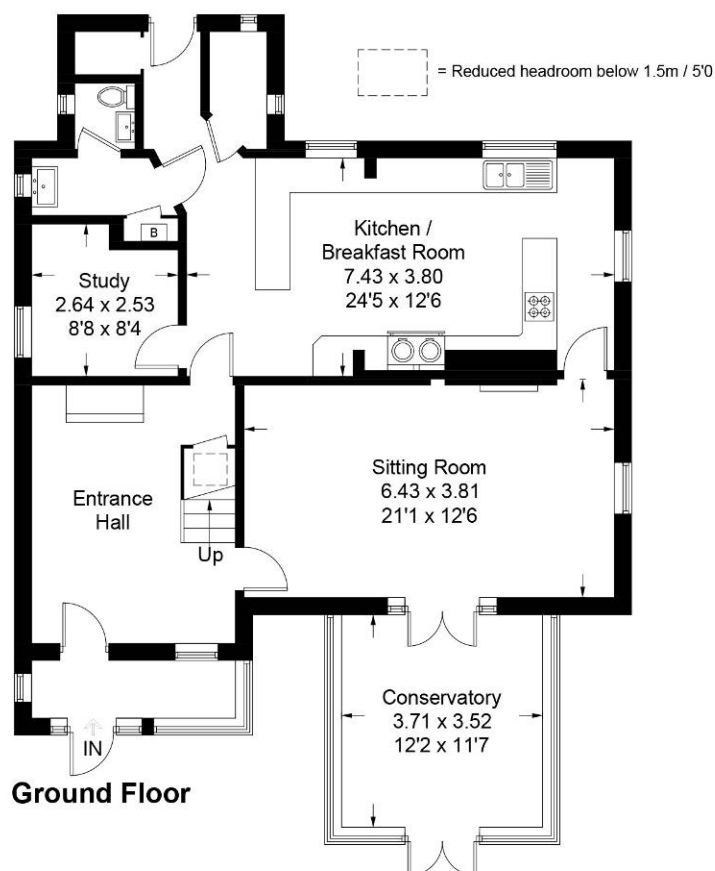


Marjorome, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 106.9 sq m / 1151 sq ft
First Floor = 86.3 sq m / 929 sq ft
Total = 193.2 sq m / 2080 sq ft



First Floor



Ground Floor

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