



49 High Street, Hythe, Kent CT21 5AD



**MALTHILL COTTAGE,  
25 HILLSIDE STREET, HYTHE**

**£695,000 Freehold**

A charming detached house in a much sought after location on Hythe's picturesque lower hillside from where it enjoys views of the sea. The property offers beautifully presented accommodation with 3 reception rooms, kitchen/breakfast room utility, 3 bedrooms (1 en-suite), attic room. Garage, parking, garden. EPC D



# **Malthill Cottage**

## **25 Hillside Street, Hythe CT21 5EJ**

**Entrance Hall, Sitting Room, Dining Room, Study,  
Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Three Bedrooms, Bathroom, Separate W.C., the principal bedroom with  
Dressing Room, En-Suite Shower Room and Balcony,  
Garage, Parking, EV Charging Point, Garden**

### **DESCRIPTION**

A hidden gem in the heart of Hythe, Malthill Cottage is a particularly special property offering many unique qualities not least of all, wonderful views over Hythe, of the sea and to the coast of France on a clear day.

The property has been extensively improved for the current owners and exudes charm and character throughout. It enjoys light and airy accommodation which is of particularly comfortable proportions with every principal room facing south and enjoying the views to the sea. The accommodation comprises a welcoming entrance hall with a pretty staircase to the first floor, a lovely sitting room with cosy open fire and double doors opening to the garden. The dining room also opens onto the garden and has a wood burning stove. There is a lovely kitchen leading to the inner hallway, cloakroom and utility room. On the first floor there are three double bedrooms, the principal room with en-suite dressing room, shower room and a balcony from where views of the sea can be enjoyed. There is also a family bathroom and a separate W.C.

Unusually for this prime central location the house boasts off road parking for one vehicle, an EV charging point and a generous garage. Spanning the width of the house is a recently redone decked terrace, the perfect vantage point from which to enjoy the views of the sea and ideal for alfresco entertaining. There is a manageable garden beyond laid largely to lawn.

### **SITUATION**

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, dentists etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre with gym, spa and leisure centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

### **ENTRANCE HALL**

Entered via an oak panelled and obscured double glazed door, set beneath an oak framed open porch with pitched peg tiled roof, polished timber floorboards, dado rail, deep moulded cornice, recessed lighting, staircase to first floor with polished timber handrail, block and turn banister rails and terminating in a coordinating newel post, access to deep understairs storage cupboard, radiator, doors to:

### **SITTING ROOM**

Polished timber floorboards, attractive contemporary fireplace surround with polished steel insert encompassing an open fire over a slate hearth, deep moulded cornice, decorative ceiling rose, pair of wall-light points, bay with timber-framed and double-glazed casement doors with windows to either side, opening to and overlooking the rear garden and enjoying expansive views over Hythe and of the sea beyond, radiator.

### **DINING ROOM**

Polished timber floorboards, open fireplace with wood-burning stove beneath a timber bressummer beam and with low-level storage cupboards to either side, one was shelving above and the other with a bespoke wine rack above, dado rail, pair of wall light points, deep moulded cornice, decorative ceiling rose, bay with timber-framed and double-glazed casement doors with windows to either side opening to and overlooking the rear garden and enjoying expansive views over Hythe and off the sea beyond, radiator.

### **STUDY**

Full wall of bespoke bookshelves with low-level storage cabinets beneath, dado rail, deep-moulded cornice, recessed lighting, window to side, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and Neff electric double oven/grill with square edged

granite style composite overlay worktops inset with 1 ½ bowl stainless steel sink and drainer with mixer tap and four-burner induction hob, coloured glass splashbacks, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, integrated fridge and freezer with full height larder cupboard to side, Karndean flooring in a slate effect with underfloor heating, dado rail, recessed lighting, two double glazed windows to front, panelled and obscured glazed door to:

### **LOBBY**

Tiled floor, dado rail, access to loft space, recessed lighting, door to:

### **CLOAKROOM**

Low level WC, corner wash basin with tiled and mirrored splash back, tiled floor, coved ceiling.

### **UTILITY ROOM**

Base cupboard with recesses to either side and provision for washing machine and tumble dryer, square edged granite effect composite overlay worktop with coloured glass splashback and coordinating wall cupboard above, full height storage cupboard, tiled floor, recessed lighting, oak panelled and obscured double glazed door opening to the driveway.

### **FIRST FLOOR LANDING**

Staircase continuing to 2nd floor, coved ceiling, recessed lighting, contemporary vertical radiator, doors to:

### **BEDROOM**

Built-in wardrobe cupboard, two wall light points, double glazed window (fitted with plantation style shutters) enjoying expansive views over Hythe and of the sea beyond, radiator, open through to:





### **DRESSING ROOM**

Built in wardrobe cupboards, recessed lighting, radiator, double glazed casement doors (fitted with plantation style shutters) opening to the balcony and enjoying expansive views over Hythe and of the sea beyond, door to:

### **EN-SUITE SHOWER ROOM**

Walk in twin-size tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with vanity cupboards below, double glazed window (fitted with plantation style shutters), tiled walls, tiled floor (with underfloor heating), recessed lighting, extractor fan, shaver point, heated ladder towel rail.

### **BALCONY**

A generous space, well enclosed by glazed balustrade, decked terrace with inset lighting and enjoying magnificent views over Hythe and the sea beyond.

### **BEDROOM**

Attractive cast-iron fireplace, two double glazed windows (fitted with plantation style shutter) and enjoying expansive views over Hythe and of the sea beyond, radiator.

### **BEDROOM**

Attractive cast iron fireplace, double glazed window (fitted with plantation style shutters, polished timber floorboards, radiator.

### **BATHROOM**

Bath in tiled surround with central mixer tap, pedestal wash basin, 2 low level built-in cupboards, tiled walls, recessed lighting, heated towel radiator, double glazed window (fitted with plantation style shutters), access to airing cupboard housing the Worcester gas boiler, coved ceiling.

### **SECOND FLOOR LANDING**

Double glazed window over stairwell, door to:

### **ATTIC ROOM**

Access to eaves storage, pair of double glazed dormer windows, recessed lighting.

### **OUTSIDE**

#### **FRONT GARDEN**

There is a shallow garden to the front of the property set behind a ragstone and brick capped wall, entered via a wrought iron gate. The area is block paved for ease of maintenance and leads to the front door. To the side of the house is a generous block paved driveway providing off-road parking for a single vehicle and where there is also an EV charging point and access to the:

#### **GARAGE**

Electronically operated roller door to front, two double glazed windows and door to rear. (Also housing pressurised hot water cylinder).

#### **REAR GARDEN**

The garden to the rear of the property enjoys a southerly aspect with a generous two-tiered terrace finished in composite decking and providing a wonderful environment in which to relax and dine alfresco and from where to soak up the magnificent views over Hythe and of the sea. A flight of steps descend from the terrace to the remainder of the garden, which is laid extensively to lawn and is well enclosed by a brick and ragstone wall to one side and fencing to the other. And at the end of the garden, a personal gate gives access to Upper Malthouse Hill. Within the garden is a beautiful sculptural medlar tree.

#### **EPC Rating Band D**

#### **COUNCIL TAX**

Band D approx. £2,409.11 (2025/26)  
Folkestone & Hythe District Council.

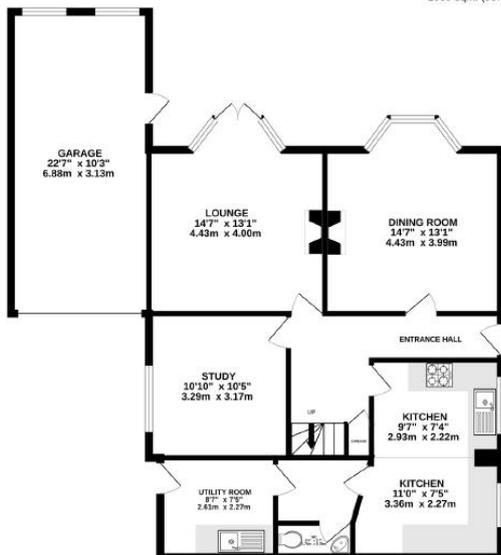
#### **VIEWING**

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

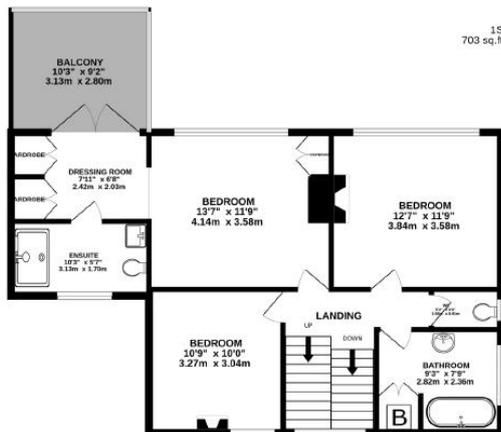


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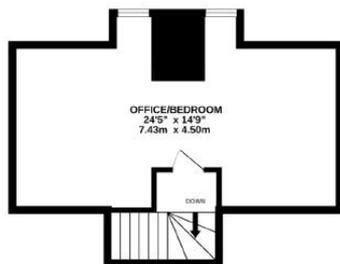
GROUND FLOOR  
1039 sq. ft. (96.5 sq.m.) approx.



1ST FLOOR  
703 sq. ft. (65.3 sq.m.) approx.



2ND FLOOR  
346 sq. ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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