LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



SEA BREEZE,
35 CASTLE ROAD, HYTHE

£1,295,000 Freehold

No Onward Chain

In a desirable location, this thoughtfully extended detached house offers circa 3452 sq ft of impeccably presented accommodation which has been designed to compliment a modern lifestyle with generous open plan living spaces, gym, study, 4 en-suite bedrooms, west facing garden and ample parking. EPC D



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Sea Breeze, 35 Castle Road, Hythe CT21 5HL

Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Study, Gym, Open Plan Kitchen/Dining/Living Space, Utility Room, Shower Room, Principle Bedroom Suite with En-Suite Shower Room, Two Further Bedrooms Each with En-Suites, Second Floor Bedroom with Den, En-Suite Shower Room and Roof Terrace Rear Garden with Outdoor Kitchen, Hot Tub and Studio Front Garden with Ample Parking and Storeroom

DESCRIPTION This substantial detached house occupies a generous plot in an exclusive location on the cusp of the village of Saltwood yet remaining accessible to the town centre. In recent years the property has been the subject of an extensive programme of refurbishment and a carefully executed extension. The result is a magnificent family home offering 3452 sq ft of accommodation which has been thoughtfully designed to compliment a modern lifestyle. The owners have achieved a high standard of finish in a smart contemporary style designed to enhance the many original features which are evident throughout the house which are also complimented by bespoke cabinetry largely by Burlanes of Sevenoaks. They have also incorporated modern luxuries such as an Sonos speaker system throughout the ground floor and the principal bedroom suite.

The accommodation, which is of particularly comfortable proportions, includes a welcoming entrance hall leading to the sitting room, the spacious dining room which is large enough to host quite a dinner party and is open plan the sublime kitchen/dining/living space, the perfect space for family life and in which to hold a party with bi-folding doors uniting the space with the garden. There is also a utility room, shower room, study and gym with mezzanine floor above. The first floor comprises three bedrooms, two doubles, each with en-suites and the principal room with its Juliet balcony, freestanding roll top bath and enviable dressing space. The adjoining shower room wouldn t look out of place in any five star hotel. On the second floor the fourth bedroom also benefits from an en-suite shower room, kitchenette and access to the west facing roof terrace.

To the front of the house there is ample parking and a storeroom for bikes etc. To the rear the west facing garden has been designed to provide the perfect environment for alfresco entertaining with an outdoor kitchen and barbeque area, hot tub and expansive lawns.

SITUATION This unique property is situated in an exclusive location on Castle Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively short walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service to both.

Hythe is well served with 4 supermarkets (including Waitrose) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE
Entered via the original timber panelled door with leaded and stained glass panel with coordinating fan light above depicting the number 35, walls tongue and groove panelled, deep moulded cornice, decorative ceiling rose, panelled and glazed door with glazed fanlight above and coordinating panels to either side opening to:

ENTRANCE HALL
Engineered oak flooring, staircase to first floor, full height range of bespoke cabinetry providing useful storage, deep moulded cornice, recessed lighting, decorative ceiling rose, doors to:

SITTING ROOM
Attractive cast iron fireplace surround with provision for an open fire above a tiled hearth, bespoke media unit incorporating low-level cabinets, provision for wall mounted TV with cupboards to either side and above, attractive arched niche with shelving and storage cupboard beneath, deep moulded cornice, decorative ceiling rose, bay with double glazed windows to front, radiator.

DINING ROOM
Engineered oak flooring, decorative cast-iron fireplace surround with recesses to either side fitted with bespoke cabinetry with a Quartz worktop to the left, under mounted with a stainless steel sink with mixer tap, mirrored and illuminated shelving above, pull out Fridge beneath flanked by two flights of drawers, to the right of the fireplace is a coordinating cabinet incorporating temperature controlled zoned Liebherr wine fridge with storage cabinets above, deep moulded cornice, pair of decorative ceiling roses, double glazed windows to front, radiator concealed by decorative cover, further full height shelved storage cupboard, door returning to entrance hall, glazed double doors to:

GYM
Engineered oak flooring, recessed lighting, double glazed casement doors opening to and overlooking the rear garden, contemporary vertical radiator, staircase to mezzanine floor, glazed door to:

STUDY
Wood block workstations with flights of drawers and cupboards beneath, over overhead storage cupboards, recessed lighting, access to understairs storage cupboard, contemporary radiator.

MEZZANINE FLOOR
Double glazed Velux roof light to rear.

OPEN PLAN KITCHEN/DINING/LIVING SPACE
A generous space arranged in three defined sections united by engineered oak flooring throughout, the **kitchen area** with a range of bespoke cabinetry by Burlanes of Sevenoaks incorporating integrated Neff dishwasher and deep pan drawers, square edged wood block worktop inset with ceramic one and a half bowl sink and drainer unit with mixer tap, range of coordinating glazed and illuminated wall cabinets with central plate rack, further bank of coordinating units incorporating pair of fridge drawers with breakfast pantry above incorporating plate racks, shelving, power and lighting. Further bank of coordinating units incorporating full height central larder cupboard flanked by a pair of ovens With deep pan drawers beneath, storage above, full height storage cupboard to the left and integrated fridge and freezer to the right, contrasting island unit with vegetable baskets and pull out bin drawer, door to utility room, peninsular unit with woodblock worktop inset with sink with instant hot water tap and multipoint induction hob with ceiling mounted extractor hood, the peninsular creating a divide between the kitchen area and the:
















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SAN FRANCISCO
YOSEMITE
NEWPORT BEACH









Dining/living space with deep moulded cornice, recessed lighting, pair of wall light points, decorative ceiling rose, central bi-folding doors opening to and uniting the space with the garden beyond and flanked by two pairs of double glazed sash windows, radiators, contemporary vertical column radiator.

UTILITY ROOM
Range of base cupboard and drawer units incorporating recesses and provision for washing machine and tumble dryer, square edged wood block worktop under mounted with deep ceramic butlers sink with mixer tap above, tiled splashback, coordinating wall cupboards, tiled flooring throughout, space and plumbing for American style freestanding fridge freezer, full height shelved storage cupboard, panelled and glazed door to front, stable door to rear, radiator, door to deep walk-in storage cupboard, door to:

SHOWER ROOM
Small sized bath tub with mixer tap and handheld shower with separate rain head shower above within a tiled surround, wash basin with vanity cupboard below, low-level WC, walls tongue and groove panelled to half height, wall light point, recessed lighting, extractor fan, obscured double glazed window to rear, wall mounted heated ladder rack towel rail.

FIRST FLOOR LANDING
Original stained glass window over stairwell, deep moulded cornice, access to generous storage cupboard, full wall of bespoke fitted storage cupboards, door to staircase to second floor, recessed lighting, radiator, doors to:-

PRINCIPAL BEDROOM SUITE
A generous space fitted with a comprehensive installation of bespoke cabinetry by Burlanes incorporating a range of wardrobes, drawers, dressing table and closet island topped in quartz, freestanding roll top bath with stand alone water spout and separate shower attachment set on an area of natural stone tiles, pair of radiators concealed by decorative covers, double glazed sash windows to rear, double glazed sliding doors to Juliet balcony with full height double glazed windows to either side, deep moulded cornice, picture rail, recessed lighting, door to:

EN-SUITE SHOWER
Walk-in twin shower with pair of thermostatically controlled rain head showers and separate handheld attachments, pair of wash basins with mixer taps set in a quartz surface with vanity unit below, four wall light points, walls panelled to half height , deep moulded cornice, recessed lighting, extractor fan, stone tiled floor, heated towel rail.

BEDROOM 2
Double glazed windows to front, deep moulded cornice, picture rail, radiator, bespoke fitted wardrobe cupboards with central doorway leading to:-

EN-SUITE BATHROOM
Freestanding roll top bath with mixer tap and handheld shower attachment, tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, wash basin with mixer tap and vanity drawers below, low-level WC, walls panelled to half height , deep moulded cornice, picture rail, recessed lighting, stone tiled floor, heated ladder towel rail.

BEDROOM 3
Attractive cast iron fireplace, double glazed bay window to front, built- in wardrobe cupboard, deep moulded cornice, picture rail, radiator.

EN-SUITE SHOWER ROOM
Tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, close coupled WC, wash basin with vanity cupboard below, deep moulded cornice, picture rail, obscured double glazed window to front, walls panelled to half height , extractor fan, wall light point, heated ladder towel rail.

SECOND FLOOR

BEDROOM 4
Double glazed bi-folding doors to roof terrace, pair of Velux windows, engineered wood flooring, access to eaves storage area, door to en-suite shower room, **Kitchenette** fitted with base cupboards incorporating integrated fridge/freezer, wood effect worksurface inset with sink and with mixer tap.

EN-SUITE SHOWER ROOM
Twin sized tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low level WC, wash basin with vanity cupboard below, built in cupboards, walls panelled to half height , Velux window, recessed lighting, wall light point, stone tiled floor.

BALCONY/ROOF TERRACE
A generous composite decked terrace, access to storage cupboards.

FRONT GARDEN
The garden to the front of the property is set behind a low brick built wall and entered via a five bar gate with personal gate to side. The front garden is largely block paved providing a generous driveway with off-road parking for numerous vehicles enhanced by borders planted with a variety of shrubs, herbaceous and other plants together with specimen trees including olive trees, hebes, evergreens, laurel and flowering cherry amongst others.

REAR GARDEN
Directly to the rear of the property is a generous terrace spanning the width of the house, paved in natural stone and incorporating a covered **outdoor kitchen** with brick built base cupboards, granite work tops inset with stainless steel sink with mixer tap, stainless steel champagne sink and Napoleon gas fired barbecue, wall lights, three pendant lights, the whole set beneath a small double glazed atrium roof light. Beyond the kitchen area is a hot tub set into a raised decked terrace. To the opposite side of the terrace is a raised outdoor fireplace edged by raised beds with coordinating raised beds and central step leading up to the rest of the garden which enjoys a westerly aspect and is well enclosed by timber panelled fencing. The garden is laid extensively to lawn with a pathway meandering through the lawn, past deep borders stocked with a variety of shrubs, herbaceous and other plants together with specimen trees including laurels, hydrangea, hebe and flowering cherry. The pathway passes by a sunken area for a trampoline, a further block paved terrace and terminates at an additional terrace which is also paved in natural stone before the studio. Alongside the terrace is a fenced dog pen with storage shed.

STUDIO
The studio is of timber framed construction, is equipped with power and lighting, has a pair of double glazed doors to front with double glazed windows to either side and further double glazed window to side.

EPC Rating Band D

COUNCIL TAX
Band F approx. £3321.73 (2024/25) Folkestone & Hythe District Council.

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



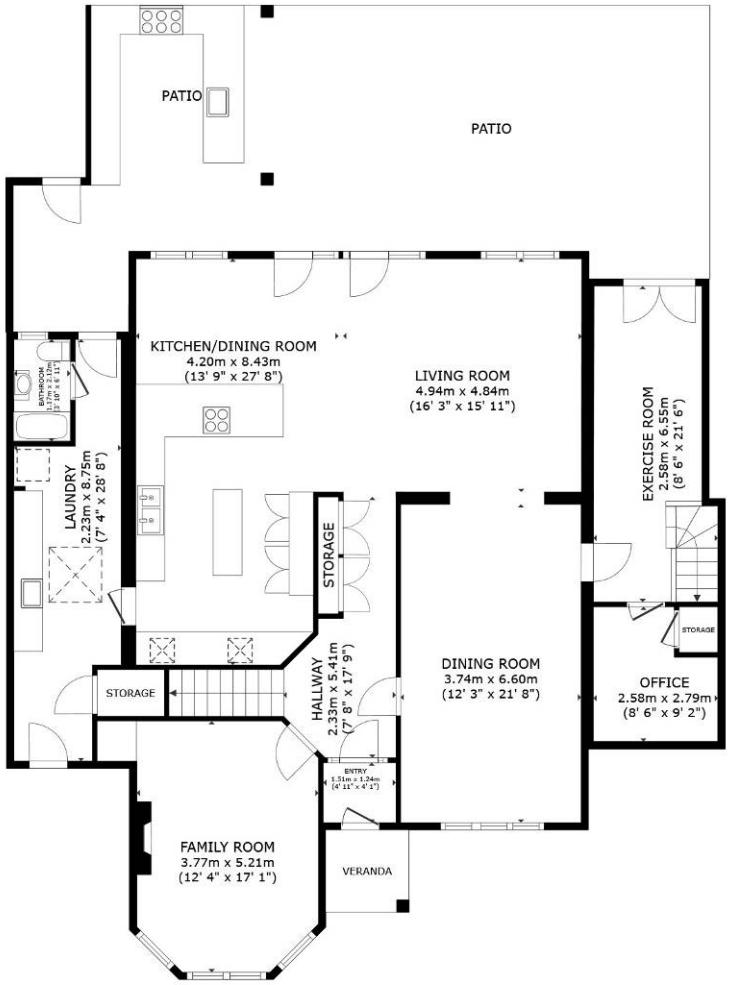




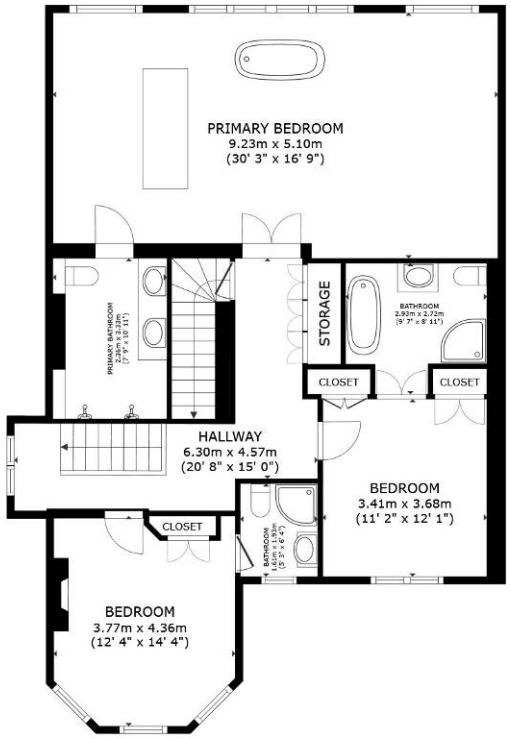




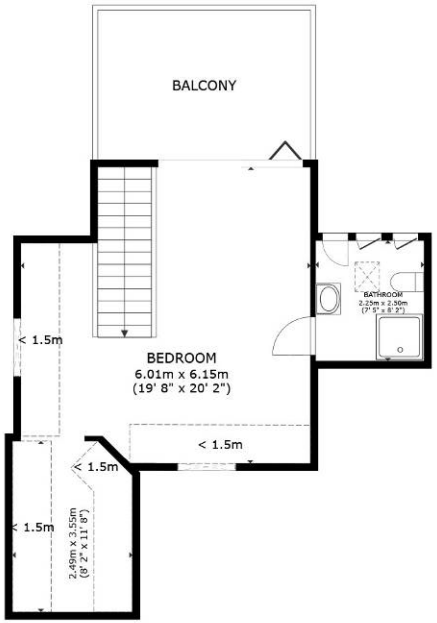
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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 166.1 m² (1,788 sq.ft.) FLOOR 2 118.4 m² (1,275 sq.ft.) FLOOR 3 36.2 m² (389 sq.ft.)
EXCLUDED AREAS : PATIO 14.1 m² (152 sq.ft.) PATIO 59.0 m² (635 sq.ft.) VERANDA 2.9 m² (32 sq.ft.) BALCONY 13.7 m² (148 sq.ft.) REDUCED HEADROOM 11.9 m² (128 sq.ft.)
TOTAL : 320.7 m² (3,452 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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