



49 High Street, Hythe, Kent CT21 5AD



NORTHOVER 14 HILLCREST ROAD, HYTHE

**£1,750,000 Freehold
NO ONWARD CHAIN**

The subject of an extensive programme of refurbishment, extension and remodelling, which has been completed to a meticulous standard, this handsome 5 bedroom Edwardian house now offers luxuriously appointed accommodation of approx. 3624 sq ft (plus garage and superb garden room). The house is set in beautifully landscaped gardens of 0.5 of an acre incorporating a heated pool and greenhouse. EPC D.



Northover
14 Hillcrest Road, Hythe CT21 5EU

**Entrance Hall, Drawing Room, Dining Room, Sitting Room,
Kitchen/Breakfast Room, Utility Room, Cloakroom, Wine Cellar,
Principal Bedroom Suite with Dressing Room and En-suite Bathroom
Four Further Bedrooms (one with En-Suite Shower Room), Bathroom**

DESCRIPTION

This handsome Edwardian house has been the subject of an extensive programme of refurbishment, remodelling and extension for the current owners who have applied meticulous attention to detail in every aspect of the project. The result is a triumph with an impeccable standard of finish throughout the luxuriously appointed interior which has been decorated in a style sympathetic to the period which compliments and enhances the many original features including the beautiful staircase which is set beneath a magnificent stained glass window. Where original features weren't present they have been replaced such as the stunning Chesney marble fireplaces in the two main reception rooms. The project included two contemporary additions to the house, the first to the side providing a third reception room with a dramatic ceiling height and vast expanses of glazing overlooking the gardens, the second to the rear providing a magnificent kitchen incorporating an exquisite installation of bespoke cabinetry by McCarron Kitchens of London. The same level of quality applies to the bathrooms which are largely by Catchpole & Rye, sumptuous carpets which are by Bronte and some great technical features such as lighting and curtains which are operable remotely via an app on your smartphone.

The accommodation, which totals around 3624 square feet, comprises an elegant entrance hall leading to the drawing room and dining room which are open to one another but can be shut off with folding doors designed to replicate the originals. Beyond the dining room is the kitchen, a superb L shaped space with sliding doors opening to and connecting the space with the garden, the same contemporary glazing has been used in the sitting room which also unites with the garden on both the north and south sides. A study, cloakroom and utility room complete the ground floor. There is also a wine cellar. On the first floor the light landing leads to three double bedrooms and a beautiful bathroom, the principal suite with en-suite dressing room (also equipped by McCarrons), leading to a spectacular en-suite bathroom. There are two further double bedrooms on the second floor one with an en-suite shower room and offering views of the sea.

SITUATION

This unique property is situated in an exclusive location on Hillcrest Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively level walk from the centre of Saltwood with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools within only 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 providing access to both.

Hythe is well served with 4 supermarkets (including Waitrose, Sainsbury & Aldi) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There is 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 a panelled door with leaded and stained glass windows, coordinating windows to either side and fanlight above, depicting the name Northover. Encaustic tiled floor in a geometric design, moulded cornice, panelled and obscure glazed door opening to:-

ENTRANCE HALL

Polished timber floorboards, staircase to first floor with polished oak hand rail, block and turned bannister rails terminating in a block and turned oak newel post, column radiator, doors to:-

DRAWING ROOM

Polished timber floorboards, Chesney marble fireplace surround with slate hearth and inserts with provision for open fire, deep moulded cornice, bay with sash windows to front overlooking the garden, column radiators, panelled and glazed door to side, folding doors leading to:-

DINING ROOM

Polished timber floorboards, Chesney marble fireplace surround with slate hearth and inserts with provision for open fire, deep moulded cornice, casement door with sash windows to either side, opening to and overlooking the rear garden, column radiators, door returning to entrance hall, door to sitting room and folding doors leading to the:

KITCHEN/BREAKFAST ROOM

A stunning L shaped space incorporating a bespoke installation of cabinetry by McCarron Kitchens Of London, including a comprehensive range of base cupboard and drawer units incorporating a central black enamelled Aga electrically operated range cooker (available by separate negotiation),

quartz worktop with chamfered edges and waterfall detail to the ends, coordinating splashbacks, range of contrasting cabinets above incorporating glazed display cabinets, coordinating island with 3 pendant light fittings above, Gaggenau dishwasher, pull out bin drawer and deep pan drawers, quartz worktops with chamfered detail and waterfall ends undermounted with deep Blanco one and a half bowl stainless steel sink with grooved drainer to side and mixer tap above. Further bank of units incorporating Gaggenau larder style fridge and freezer. Breakfast cupboard with slide away door, shelving and concealed door beneath. L shaped floor to ceiling double glazed windows incorporating sliding door opening to the rear garden, further pair of floor to ceiling windows, open plan to the breakfast area. Within the breakfast area is a fireplace recess incorporating Chesneys wood burning stove above a slate hearth and a further dresser style unit coordinating with the cabinetry in the kitchen and incorporating central glazed and illuminated display cabinet with drawers beneath and shelved recesses to either side, recessed lighting, bay with sash window to side, ceramic style floor throughout with underfloor heating.

UTILITY ROOM

Similarly fitted to the kitchen with cabinetry also by McCarron Kitchens Of London, with central cupboard flanked by recesses and provision for washing machine and tumble dryer, square edged quartz worktop, undermounted with Blanco stainless steel sink with mixer tap above, coordinating splashback, coordinating wall cupboards, ceramic tiled floor with underfloor heating, recessed lighting, sash window to rear overlooking the garden, panelled and obscured glazed door to side.









SITTING ROOM

Central chimney breast with Chesneys wood burning stove over a slate hearth, the recesses to either side fitted with shelving by McCarrons to accommodate a flat screen tv, parquet flooring with underfloor heating, recessed lighting, full height double glazed sliding doors to front and rear overlooking the gardens.

STUDY

Deep moulded cornice, bay fitted with window seat to front overlooking the garden with views of the sea between the houses opposite, radiator.

CLOAKROOM

Fitted with traditional Catchpole & Rye sanitary ware incorporating low level WC and wall hung wash basin, polished floorboards, part obscured sash window to side, column radiator.

WINE CELLAR

Staircase with circular window to side leading down to cellar where there is a built-in storage cupboard and a comprehensive range of shelving, window to side.

FIRST FLOOR LANDING

Deep moulded cornice, staircase continuing to second floor with under stairs storage cupboard beneath, stunning leaded and stained glass window above the stairwell, column radiator, doors to:-

PRINCIPAL BEDROOM SUITE

Deep moulded cornice, bay with sash windows to front enjoying views of the sea, panelled and glazed door to side opening to balcony to front where similar views can be enjoyed, column radiators, door to:-

DRESSING ROOM

Fitted with a comprehensive range of shelving, drawers, hanging rails and shelving for shoes (by McCarron) all illuminated with LED strip lighting, door returning to landing, door to:-

EN-SUITE BATHROOM

Fitted with a stunning suite by Catchpole & Rye including a freestanding double slipper ended nickel bath with coordinating wall mounted mixer tap, low level WC with high level cistern, oval slate surface undermounted with nickel sink with mixer tap, flanked by a pair of floor lights, twin sized shower enclosure, tiled in marble and enclosed by a glazed screen fitted with Catchpole & Rye thermostatically controlled rain head shower with separate hand held attachment, marble tiled floor with underfloor heating, nickel heated towel rail, sash window to rear overlooking the garden.

BEDROOM 2

Attractive painted fireplace surround, deep moulded cornice, sash window to side enjoying views around the bay to the hills of Fairlight in the distance, oriel bay window to front enjoying views to the sea, further panelled and glazed door to balcony at front, column radiator.

BEDROOM 3

Deep moulded cornice, sash windows to side enjoying views to the sea and the Romney Marsh, column radiator.

BATHROOM

Engineered oak flooring throughout and fitted with a stunning Catchpole & Rye suite comprising white enamelled, nickel plated freestanding double slipper ended bath, nickel stand with formed wash basin and mixer tap flanked by a pair of wall lights, low level WC, twin sized tiled shower enclosure with glazed screen and Catchpole & Rye thermostatically controlled rain head shower with separate hand held attachment, column radiator, heated nickel towel rail.

SECOND FLOOR LANDING

BEDROOM 4

Engineered oak flooring with a limed finish, access to deep eaves storage cupboard, dormer with double glazed picture window to front, commanding magnificent views of the sea and around the bay to Dungeness in the far distance, column radiator, further dormer window to side, door to:-

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising twin sized tiled shower enclosure with glazed shower screen and thermostatically

controlled rain head shower, Cielo Italian wall hung egg shaped washbasin with coordinating WC with concealed cistern, mirrored niche with marble shelf below, engineered oak flooring in a limed finish, wall mounted ladder rack towel rail, column radiator, access to heated linen cupboard.

BEDROOM 5

Door giving access to loft space where the boiler and tanks are accommodated, double glazed window to side enjoying views to the sea, column radiator.



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OUTSIDE

Larger Than Usual Double Garage, Ample Parking, Half An Acre Of Beautifully Landscaped Gardens Incorporating An Exceptional Garden Room, Heated Swimming Pool, Alitex Greenhouse

DESCRIPTION

The delightfully secluded gardens have also been lavished with attention including hard landscaping and a thoughtfully conceived planting scheme designed for year round interest and providing various areas in which to relax and dine alfresco. The most recent addition to the garden is a magnificent garden room with kitchen, dining and living areas, outside shower and W.C. This building is set adjacent to the recently installed, heated swimming pool with electronically operated hard cover for safety. There are some charming features within the garden including an ornamental pond, cascading waterfall and a wonderful Alitex Greenhouse. There is also a generous garage and ample parking.

FRONT GARDEN

North Over occupies a plot of approximately half of an acre. It is set behind a well-tended laurel hedge and entered via a pair of gate posts where there is a generous double width block paved driveway providing off road parking for numerous vehicles and access to the detached garage. From the foot of the driveway a coordinating block paved pathway meanders between areas of lawn and beneath the boughs of an over hanging weeping silver birch to the front door. To the right a natural stone paved pathway leads past a bed at the front of the property planted with roses and agapanthus to the Mediterranean garden where a carefully considered planting scheme incorporates a succulent garden working with the prominent bedrock, an elevated terrace with a well planted border of roses and fuchsias along side of it edged by a lavender hedge and beyond this a brick pathway leads between stone columns sourced in Bath which are backed by a shaped yew hedge with a central opening to the rear garden.

REAR GARDEN

Directly to the rear of the house is a terrace paved a natural stone providing the ideal secluded environment for alfresco dining and entertainment. This area is backed by a raised bed planted with a variety of shrubs, herbaceous and other plants including a specimen magnolia surrounded by

ornamental grasses. Beyond this is a generous composite decked terrace encompassing **heated swimming pool** which is enclosed to two sides by glazed balustrade and has an electronically operated hard cover for safety. The terrace spans the width of the recently constructed garden room.

THE GARDEN ROOM

An exceptionally well considered contemporary structure incorporating a sleek modern kitchen area with range of base cupboard and drawer units incorporating integrated oven and wine fridge with square edged stone effect worktops and splashback's, coordinating wall cupboards, coordinating island unit with four burner Neff induction hob and under mounted with stainless steel sink with mixer tap. Beyond this is a cosy living space with contemporary vertical timber cladding and a contemporary log effect gas fire. There are two walls of double glazed sliding doors uniting the space with the garden, the third wall with floor to ceiling double glazed windows. There is an adjoining cloakroom and also an outside shower.

Beyond the garden room stepping stones meander past a large circular ornamental pond with central water feature and then continue through a further ornamental pond backed by a cascading waterfall formed from natural stone backed by a bed planted with tree ferns, camellias and acers. A wide expanse of lawn shaded by matures trees including a magnificent spruce is backed by a deep border planted with hellebores, foxgloves and other plants. Screened from the main area of the garden by a beech hedge is a parterre garden hedged in lavender encompassing geometrically formed beds before a stunning period style Alitex Greenhouse set upon a brick built base and beneath a pitched glazed roof. The building is supplied with power, lighting and a water supply. Beyond this are vegetable beds with a

central granite chip pathway edged by espaliered fruit trees. The path returns to the main expensive lawn before the swimming pool but not before passing beneath a beautiful brick and stone folly. There is a generous timber framed **garden shed, garage** of a generous size with electronically operated roller door to front, personal door and window to side, power and light.

EPC Rating D

COUNCIL TAX

Band G approx. £4,177.90 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

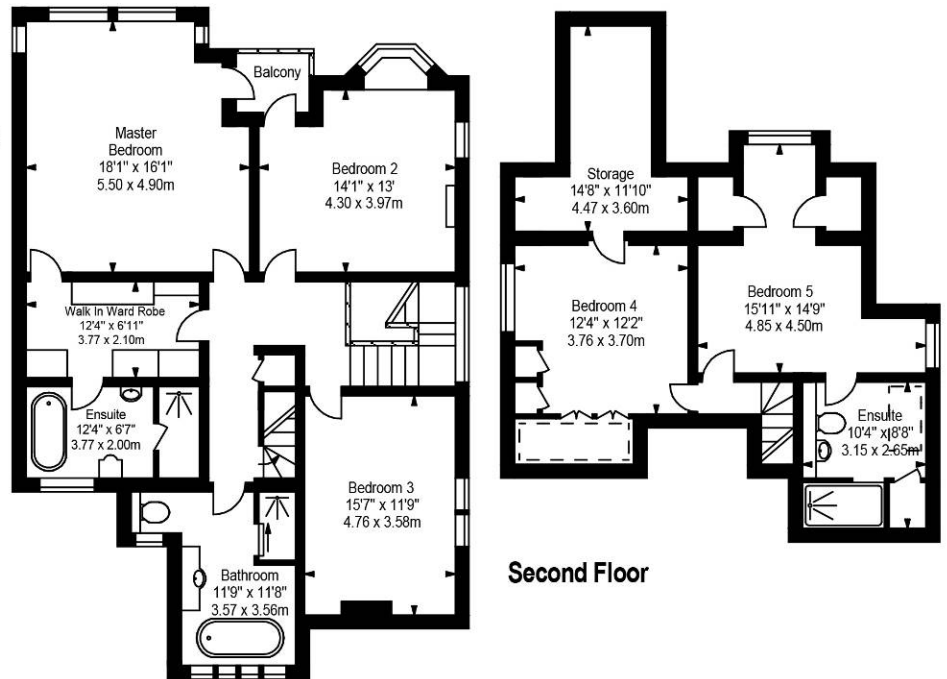




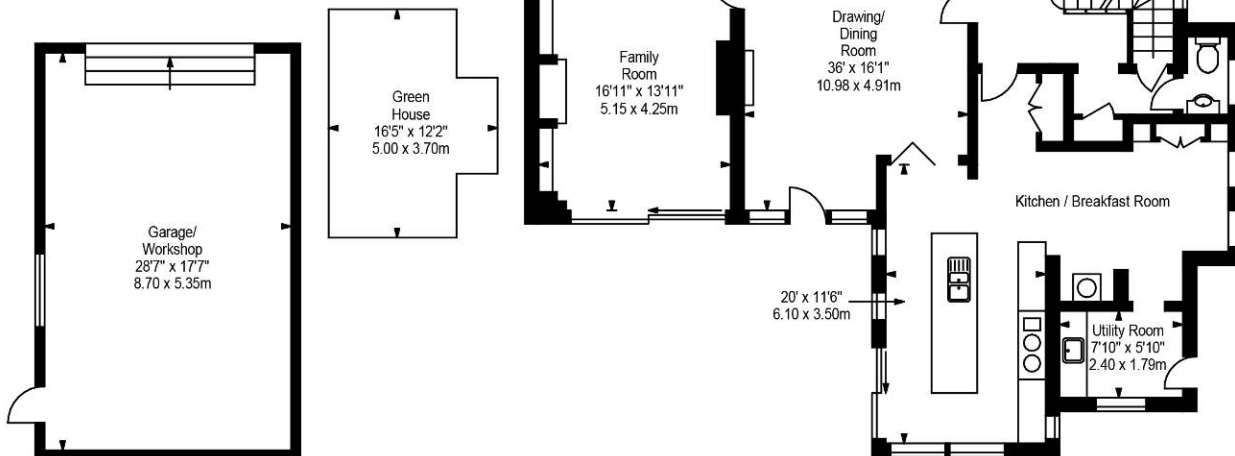
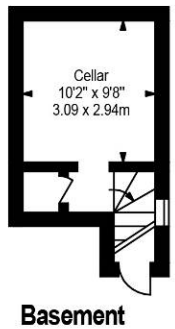
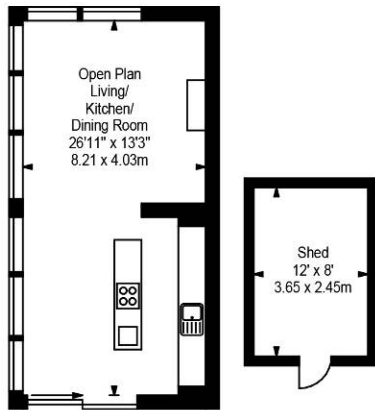


Hillcrest Road, Hythe

Approximate Gross Internal Area :-
 Basement :- 13.17 sq m / 141 sq ft
 Ground Floor :- 154.72 sq m / 1665 sq ft
 First Floor :- 106.94 sq m / 1151 sq ft
 Second Floor :- 60.12 sq m / 647 sq ft
 Out Building/Summer House :- 32.80 sq m / 353 sq ft
 Garage/ Workshop :- 46.98 sq m / 506 sq ft
 Green House :- 15.89 sq m / 171 sq ft
 Shed :- 9.25 sq m / 100 sq ft
 Total :- 439.87 sq m / 4734 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com