



49 High Street, Hythe, Kent CT21 5AD



**CEDAR HEIGHTS,
15A HILLCREST ROAD, HYTHE**

**£1,150,000 Freehold
No Onward Chain**

Enviably situated on the southern side of this sought after road, from where it commands stunning views of the sea, a substantial 3 reception room, 4 bedroom detached house, well maintained and available for the first time in over 30 years. Double garage, ample parking and delightful gardens. EPC C.



Cedar Heights, 15A Hillcrest Road, Hythe CT21 5EU

**Entrance Hall, Sitting Room, Dining Room, Study, Kitchen,
Utility Room, Cloakroom,
Four Bedrooms (one with En-Suite Shower Room), Bathroom & a Shower Room,
Integral Double Garage, Ample Parking, Gardens**

DESCRIPTION

This substantial detached family home presents a rare opportunity to acquire a property on the coveted seaward side of Hillcrest Road, a quiet but desirable road bordering the quaint village of Saltwood and the bigger town of Hythe, with all its amenities. It is one of relatively few properties fortunate enough to boast stunning sea and coastal views over the English Channel and is being offered for sale for the first time in over thirty years. It has clearly been well maintained, but also has loads of potential for a new owner to tailor the property to their own tastes and requirements.

The accommodation which totals circa 2565 sq ft, comprises downstairs a welcoming entrance hall leading to the particularly generous sitting room and dining room, both rooms enjoying views over the coastline. The kitchen also benefits from the sea facing views and has an adjoining utility room. There is also a study (or 5th bedroom) and a cloakroom on the ground floor. The first floor comprises four very comfortable bedrooms, the principal with an ensuite shower room. There is also a full bathroom and another shower room.

To the rear of the house there is a spacious terrace, the perfect environment in which to entertain alfresco and from where to enjoy the views of the sea. Beyond this is a level expanse of lawn and a lower tier which has been thoughtfully planted for year-round interest. To the front the large driveway provides off road parking and access to the integral double garage.

SITUATION

This unique property is situated in an exclusive location on the seaward side of Hillcrest Road from where it commands a magnificent southerly vista over the town with views of the sea and around the bay to Dungeness. 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, Michelin starred 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. The house is a 5 minute drive from Hythe's beaches and boardwalks.

Hythe is well served with 4 supermarkets (including Waitrose) and has a quintessential English high street, filled with historic old buildings, independent shops and boutiques, cafes, pubs and restaurants. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs, 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).

ENTRANCE HALL

A small covered porch at the front door leads you inside to a good sized entrance hall. Entered via a timber panelled and obscured glazed door with timber framed and obscured double glazed panels to either side, staircase to first floor with polished timber, moulded handrail, block and turned banister rails and terminating in a scrolled newel post, dentil moulded cornice.

SITTING ROOM

Of a generous size with brick built fireplace with provision for an open fire above a tiled hearth, dentil moulded cornice, high level timber framed and double glazed window to side, timber framed and double glazed sliding patio doors opening to and overlooking the rear garden from where a magnificent view around Hythe Bay to Dungeness in the distance can be enjoyed.

DINING ROOM

Overlooking the garden with superb views of the coastline. Leading from the kitchen and open plan to the sitting room, via a squared arch.

KITCHEN

A good sized kitchen, fitted with a range of base and wall cupboard and drawer units incorporating recess for freestanding fridge and recess housing a Smeg double oven/grill with 4 burner gas hob. Roll top work surfaces inset with 1 ½ bowl sink and drainer with mixer tap, tiled splashbacks. Extractor hood above the hob, tiled floor, coved ceiling, timber framed and double glazed window to rear overlooking the garden and enjoying views of the sea.

UTILITY ROOM

Base cupboards with recesses to side and provision for washing machine and dishwasher. Roll top work surface inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge freezer and tumble dryer, tiled floor, coved

ceiling, obscured timber panelled and double glazed external door to side of the house. window to side, radiator.

STUDY/5TH BEDROOM

Coved ceiling, timber framed and double glazed window to front, radiator.

DOWNSTAIRS CLOAKROOM.

WC and Basin, radiator.

FIRST FLOOR LANDING

Timber-framed and double glazed window to front, access to loft space, access to airing cupboard housing the factory lagged hot water cylinder, coved ceiling, doors to:

MASTER BEDROOM

Timber-framed and double glazed sliding door opening to a Juliet balcony from where a magnificent view around Hythe Bay and Dungeness in the distance can be enjoyed. Fitted wardrobe cupboards and coordinating dressing table, attractive painted timber fireplace surround, coved ceiling, two radiators

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity cupboard below, heated ladder rack towel rail, tiled walls, obscured timber-framed and double glazed window to side, extractor fan.

BEDROOM TWO

Timber-framed and double glazed window to front, fitted wardrobe cupboard, coved ceiling, radiator.

BEDROOM THREE

Timber-framed and double glazed window from where a magnificent view around Hythe Bay and Dungeness in the distance can be enjoyed. Fitted wardrobe cupboards, coordinating dressing table, coved ceiling, radiator.





BEDROOM FOUR

Timber-framed and double glazed window to rear from where a magnificent view around Hythe Bay and Dungeness in the distance can be enjoyed, fitted wardrobe cupboards, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and separate handheld attachment, glazed shower screen, wash basin with vanity cupboard below, low level WC, obscured timber-framed and double glazed window to front, walls tiled to half height, coved ceiling, extractor fan, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, obscured double glazed window to front, walls tiled to half height, extractor fan, radiator.

INTEGRAL DOUBLE GARAGE,

Pair of up-and-over doors to front, high-level window to side, power and light, wall-mounted gas-fired boiler.

OUTSIDE

FRONT GARDEN & DRIVEWAY

The garden to the front of the property is set behind a picket fence and mature evergreen hedge. It is largely occupied by a generous block-paved driveway entered via a five-bar gate with personal gate to the side and providing off-road parking for a number of vehicles and access to the integral garage. There is a raised bed planted with various shrubs, herbaceous and other plants including roses, fuchsia and ornamental grasses. Access can be gained to the side of the property via a lockable service gate to the rear garden.

REAR GARDEN

The rear garden is a generous and thoughtful design of 4 distinct areas and levels. Directly to the rear of the house there is a generously sized patio designed for relaxing and entertaining, festooned with a magnificent

wisteria and offering gorgeous views over the sea and the garden. Steps lead down to the main garden and a lawn framed by beds which have been planted with a patchwork style of plants which offer year round interest and colour. The beds have been carefully planted with a variety of shrubs, herbaceous and other plants including tamarisk, wygelia, ornamental grasses, spiraea and others. There is a substantial timber framed storage shed for garden supplies and tools and a built in BBQ. From the lawn, further steps lead down to a gravelled pathway, giving access to the rear section of the garden. This has been laid out as formal gardens where a central pathway leads between borders with terracotta rope twist edging and stocked with a variety of mature shrubs including photinia, fuchsia, berberis, euonymus, roses and laurel amongst others. Charming benches, statues and planters add to the Italianate style of this part of the garden. A paved pathway continues with steps leading down to the bottom section of the garden where there is a further raised bed with fruit trees.

EPC Rating C

COUNCIL TAX

Band G approx. £4177.90 (2026/27)
Folkestone & Hythe District Council.

VIEWING

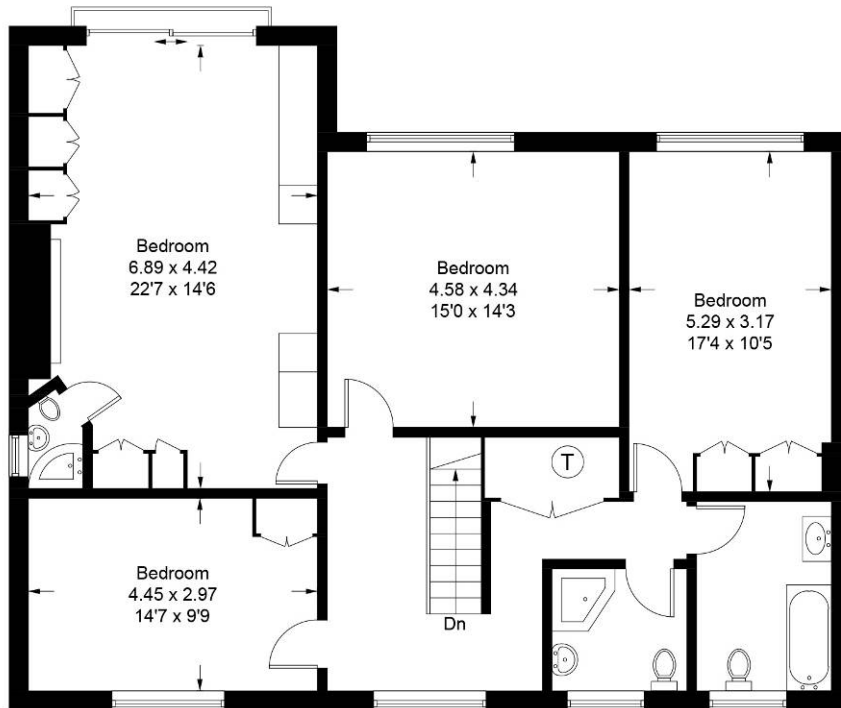
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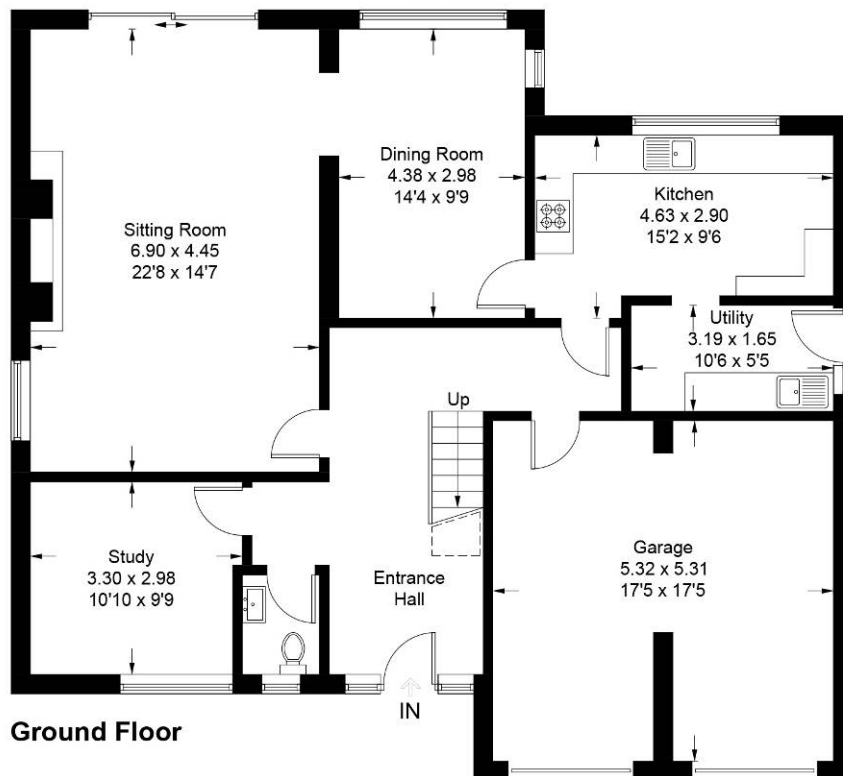
Hillcrest Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 125.5 sq m / 1351 sq ft
First Floor = 112.8 sq m / 1214 sq ft
Total = 238.3 sq m / 2565 sq ft
(Including Garage)



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

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