



3 Haverfield House
Cannongate Road | Hythe | Kent | CT21 5PX



Step inside

3 Haverfield House

Positioned in one of Hythe's most desirable coastal settings, this seaside home is an exceptional end of terrace residence that combines architectural drama, contemporary comfort, and a truly unique lifestyle offering. From its impressive double height entrance hall to its elevated leisure spaces carved into the cliffside, this home delivers luxury living with sea views that define every day.

The heart of the home is its open plan L shaped living space, a beautifully designed area that flows effortlessly between zones. The spacious lounge/diner opens through double doors onto the front terrace, the perfect spot for morning coffee or a cool drink while taking in the panoramic coastal outlook. The living space continues around to the kitchen, where a stylish breakfast bar and integrated appliances create a sleek, modern environment ideal for both everyday living and relaxed entertaining.

The ground floor also includes a practical utility room, a cloakroom, and a dedicated study, offering excellent flexibility for home working or a quiet retreat.

A striking galleried landing defines the first floor, leading to four beautifully appointed bedrooms and a contemporary family bathroom. Bedroom 2 enjoys a private en suite shower room, while the principal bedroom features its own en suite and fitted wardrobes. Both rooms capture fabulous sea views, creating serene spaces that feel connected to the coastline beyond.

In addition to the front garden and terrace complete with hot tub, the property boasts a remarkable secret garden accessed via steps rising up the cliff face. At the top, a private leisure haven awaits: a detached studio/home office, perfect for remote working and a second outbuilding housing a sauna, changing room, ice bath and patio with covered pergola. This elevated retreat offers a rare combination of privacy, luxury, and breathtaking views.

The property also benefits from two allocated parking spaces, a bike/storage cupboard, and visitor parking, ensuring convenience for both residents and guests. A service charge is payable for the maintenance of the beautifully kept communal areas.

With its dramatic architecture, coastal position, and exceptional lifestyle amenities, this charming residence stands as a truly luxurious modern home, one that offers sea view living at its finest.









Seller Insight

“Living here has offered a lifestyle that feels effortlessly coastal, beautifully peaceful, and wonderfully connected. The position on Cannongate Road places you moments from Hythe's shoreline, where the rhythm of the sea becomes part of daily life. From morning walks along the promenade to evenings watching the light shift across the water, the coastal setting has been one of the greatest pleasures of living here.

Hythe's seafront offers an array of coastal facilities, long stretches of beach, scenic walking and cycling routes, water based activities, and the charming high street just a short stroll away. The blend of seaside calm and vibrant local amenities creates a lifestyle that feels both relaxed and enriching.

For leisure, the nearby Sene Valley Golf Course has been a particular highlight. Set on the hillside with sweeping views across the Channel, it offers an exceptional course, a welcoming clubhouse, and a wonderful social atmosphere. Whether for regular play or occasional visits, it adds a touch of luxury to life in Hythe.

Despite the tranquillity, the location is superbly connected. Hythe provides easy access to the Channel Tunnel, making trips to France and mainland Europe remarkably convenient. For London travel, High Speed services from Folkestone West and Folkestone Central offer fast links to St Pancras, making commuting or city visits straightforward. Road connections via the M20 ensure smooth travel across Kent and beyond.

Families benefit from an excellent selection of local schools, including well regarded primary and secondary options within Hythe and neighbouring towns. Independent and grammar schools in Folkestone and Ashford are also easily accessible, providing a strong range of educational choices.

From the coastal walks to the ease of European travel, from the golf course views to the friendly local community, living at this house has offered a lifestyle that feels both luxurious and deeply relaxing. It is a location where sea air, convenience, and quality of life come together beautifully.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Sandling Station	2.4 miles
Folkestone West Station	3.4 miles
Ashford International	12.9 miles
Dover Docks	14.4 miles
Channel Tunnel	3.0 miles
Canterbury	17.2 miles
Charing Cross	72.7 miles
Gatwick Airport	69.1 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International to St Pancras	36 mins

By Train from Sandling	
Charing Cross	1hr 40mins
Victoria	1hr 39mins
Canterbury East	40 mins

Leisure Clubs & Facilities

Hythe Football Club	01303 264932
Hythe Cricket and Squash Club	01303 267458
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441

Hythe Lawn Tennis Club
Hythe swimming pool

Healthcare

Oaklands Health Centre
Sun Lane Surgery
William Harvey Hospital

Education

Primary Schools:
Seabrook Primary
Hythe Bay Primary
St. Augustine's Catholic Primary
St. Leonard's C. of E. Junior School
Ashford School (Prep)
Kings Junior
Kent College Junior
St Edmunds Junior

Secondary Schools:
Harvey Grammar for Boys
Folkestone School for Girls
King's School, Canterbury
Kent College
St Edmunds
Ashford School

01303 266354
01303 269177

01303 235300
01303 267102
01233 633331

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01303 267802
01303 266578
01303 266309
01233 625171
01227 714000
01227 762436
01227 475600

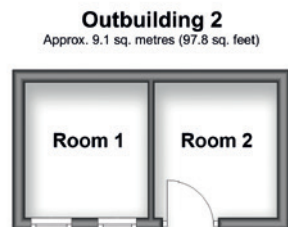
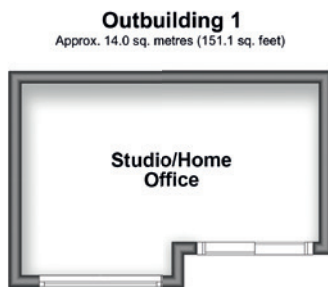
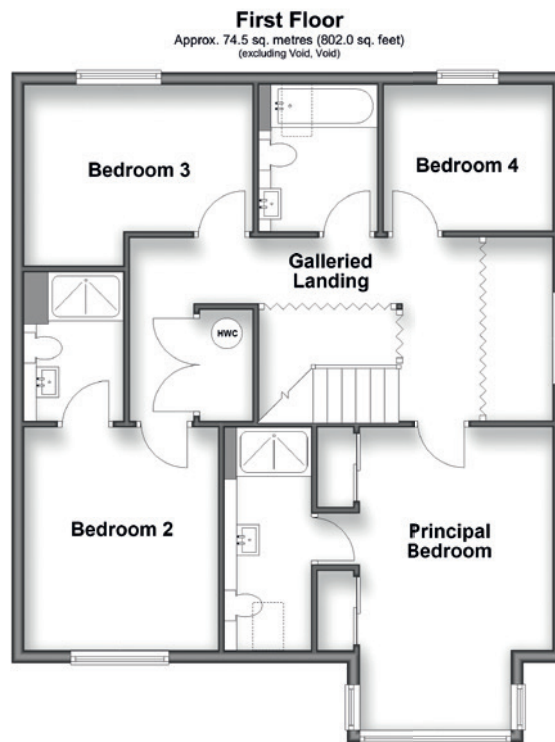
01303 252131
01303 251125
01227 595501
01227 475000
01227 763231
01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
The Waterfront restaurant	01303 233844
The Everest Inn	01303 269898
Hide and Fox	01303 260915
Azzur Italian restaurant	01303 901196
Butt of Sherry	01303 266112

Local Attractions / Landmarks

Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castles
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral



GROUND FLOOR

Entrance Hall	11'11 (3.63m) x 7'9 (2.36m) narrowing to 5'7 (1.70m)
Study	
Cloakroom	
Kitchen Area	12'0 x 12'0 (3.66m x 3.66m)
Lounge/Diner	28'2 (8.59m) x 16'4 (4.98m) narrowing to 12'4 (3.76m)

FIRST FLOOR

Galleried Landing	9'1 x 7'10 (2.77m x 2.39m)
Bedroom 4	8'0 x 5'6 (2.44m x 1.68m)
Bathroom	12'1 (3.69m) x 9'7 (2.92m) narrowing to 8'1 (2.47m)
Bedroom 3	
Bedroom 2	12'1 x 10'2 (3.69m x 3.10m)
En Suite Shower Room	
Principal Bedroom	16'4 (4.98m) x 12'5 into fitted wardrobes (3.79m) narrowing to 8'2 (2.49m)
En Suite Shower Room	

OUTBUILDING 1

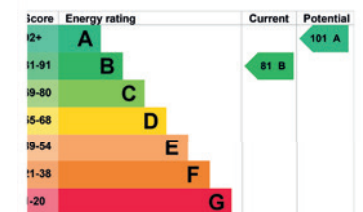
Studio/Home Office	16'0 (4.88m) x 10'4 (3.15m) narrowing to 8'6 (2.59m)
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OUTBUILDING 2

Changing Room	7'3 x 6'7 (2.21m x 2.01m)
Sauna	7'3 x 6'7 (2.21m x 2.01m)

OUTSIDE

Front Garden
Rear Garden
Upper Rear Garden



Council Tax Band: E
Tenure: Freehold

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