



49 High Street, Hythe, Kent CT21 5AD



**WOODPECKERS,
CANNONGATE ROAD, HYTHE**

£1,750,000 Freehold

Simply stunning, an unique property in an exclusive location from where it commands an enviable panorama with views over Hythe, of the sea and around Hythe Bay to Dungeness. Offering circa 4222 sq ft of open plan living spaces, 4 bedrooms (3 en-suites), a double garage, parking and enchanting gardens. EPC C.



Woodpeckers, Cannongate Road, Hythe CT21 5PT

Entrance Hall, Open Plan Living Space leading to the Kitchen/Breakfast Room, Utility Room, Library, Fourth Bedroom with En-Suite Shower Room, Cloakroom, Principal Bedroom Suite with En-Suite Bathroom, Dressing Room and Sea Facing Balcony, Two Further Bedrooms, one with En-Suite Shower Room and a Bathroom, Integral Double Garage, Parking, Delightful Gardens, Hot Tub

DESCRIPTION

Simply stunning, this unique property was designed by renowned architect Keith Barker, and built by Douglas Estates, local developers held in high regard, for the current owners who have created an exceptional home, worthy of its privileged position from where it commands a magnificent south westerly panorama over Hythe, of the sea and around Hythe Bay to Dungeness, amongst the finest views in Hythe.

Throughout the build meticulous attention was paid to every detail ensuring an excellent standard of finish throughout with flooring sourced in Italy throughout much of the ground floor which also benefits from underfloor heating and bespoke cabinetry by Thoroughly Wood which features not only in the kitchen but also in the library, principal bedroom and bathroom. The accommodation, which totals circa 4222 sq ft, has been designed to complement a modern lifestyle and comprises a roomy welcoming entrance hall leading to the large open plan living space with expansive glazing uniting the space with the mesmerising views of the sea. The kitchen/breakfast room is beautiful space with integrated Miele appliances and adjoining utility room. The library, or snug with bespoke bookcases, fourth bedroom with en-suite shower room, walk-in dressing room and a cloakroom complete the ground floor. The first floor comprises a magnificent master suite with a superb en-suite bathroom, dressing room and a private sea facing balcony. There are two further bedrooms, one with an en-suite bathroom and a further shower room.

The same level of attention has been applied to the garden which is absolutely magical with a spacious terrace, the perfect vantage point from where to enjoy the views, a hot tub, expanse of lawn, water feature, secluded seating areas and planting which has been thoughtfully planned for year-round interest. There is also partly walled fruit and vegetable garden with greenhouse and fruit cage. To the front there is a generous driveway providing ample parking and access to the integral double garage.

SITUATION

Woodpeckers is conveniently situated in a secluded lane which runs behind Cannongate Road, an exclusive location only a short walk from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. There are also four supermarkets (including Waitrose), The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is within reasonable walking distance. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a weekly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar Schools in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (3 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Entered via a contemporary powder coated aluminium door with opaque double glazed panels to either side, Italian tiled floor with underfloor heating, coved ceiling, recessed lighting, staircase to first floor with glazed balustrade, the space flooded with light by a pair of high-level double glazed Velux roof lights, doors to deep cloaks/storage cupboard with automatic light, glazed double doors to the living space and door to:

CLOAKROOM

Well fitted with a contemporary suite comprising wall hung Porcelanosa WC with concealed cistern and wall hung wash basin with mixer tap and vanity drawers below, Italian tiled floor with underfloor heating, coved ceiling, recessed lighting, extractor fan.

THE LIVING SPACE

A particularly generous space arranged in three defined sections united by Italian tiled flooring with underfloor heating throughout, the **winter drawing room** with a contemporary German M Design 16kw output log fire with glass screen, double glazed windows to either side, coved ceiling, recessed lighting, double glazed window to rear enjoying far reaching views of the sea. Open plan to the **summer sitting room** with double glazed sliding corner patio doors from where expansive views over Hythe, of the sea, Romney Marsh and around the bay to Dungeness can be enjoyed, coved ceiling, recessed lighting, further double glazed window to rear enjoying the same expansive views. Open plan to the **dining area** with double glazed sliding doors opening to the terrace to the side of the house from where views of the sea can be enjoyed, open to:

KITCHEN/BREAKFAST ROOM a generous space with the same Italian tiled flooring with underfloor heating throughout and well fitted with a comprehensive bespoke installation by Thoroughly Wood incorporating integrated Miele dishwasher, recycling drawer and multiple deep drawers, quartz work tops inset with Miele multi-point

induction hob with extractor hood above, and under mounted with one and a half bowl Blanco sink with grooved drainer to side and mixer tap, range of coordinating wall cupboards with concealed lighting beneath, integrated eye level Miele microwave oven, Miele oven with Miele warming drawer beneath, space with provision for free standing American style fridge/freezer with wine rack alongside, further full height coordinating larder cupboard, contrasting island in American oak with drawers and cupboards, quartz worktop and oak breakfast bar, coved ceiling, recessed lighting, pending lighting above the breakfast bar, double glazed window to rear commanding expansive views over Hythe, of the sea and around the bay to Dungeness, further double glazed window over the hob, glazed double doors to entrance hall, door to:

UTILITY ROOM

Equipped with a bespoke installation by Thoroughly Wood comprising base cupboards with open corner dog bed with square edged woodblock worktops undermounted with deep ceramic butler's sink with draining board to side and mixer tap, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, space for free standing fridge/freezer, full height storage cupboard with plumbing for washing machine, coved ceiling, recessed lighting, extractor fan, double glazed window and door to side, Italian tiled floor with underfloor heating, step down and door to the integral garage.

THE LIBRARY

Italian tiled floor with underfloor heating, well fitted with three bespoke installations by Thoroughly Wood comprising low-level storage cupboards with bookshelves above, coved ceiling, recessed lighting, double glazed window to side.



BEDROOM FOUR

Carpeted with underfloor heating, coved ceiling, recessed lighting, double glazed window to front fitted with folding plantation style shutters, doors to en-suite shower room and **walk-in wardrobe** well fitted with a bespoke installation by Thoroughly Wood incorporating hanging rails and shelving, recessed lighting, coved ceiling, access to loft, obscured double glazed window to side, carpeted with underfloor heating, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled multi-point monsoon shower with separate handheld attachment, wall-hung Porcelanosa WC with concealed system and wall-hung washbasin with mixed tap and vanity drawers below and mirror above, walls and floor tiled in Porcelanosa tiles and with underfloor heating, shaver point, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

FIRST FLOOR GALLERIED LANDING

Recessed lighting, doors to:

THE PRINCIPAL BEDROOM SUITE

A particularly generous space with provision for the bed to be centrally situated and aligned with the doors to the balcony, stunning sea views, flights of drawers and cabinets by Thoroughly Wood flanking radiators concealed by decorative covers, recessed lighting, double glazed Velux roof lights to either side, doors giving access to two deep walk-in storage cupboards. Door giving access to deep heated linen cupboard equipped with hanging rail and shelving, double glazed sliding patio doors opening to the generously sized **BALCONY** which is finished in millboard decking and enclosed by glazed balustrade, the perfect vantage point from where to enjoy the panoramic views over Hythe, of Romney Marsh, the sea and around the bay to Dungeness. Double doors giving access to the ensuite bathroom and double doors opening to:

THE DRESSING ROOM

Well fitted with a comprehensive installation by Thoroughly Wood incorporating shelving,

hanging rails, pull out drawers, sliding shoe trays, recessed lighting, pair of light tubes, access to loft space.

EN-SUITE, BATHROOM

A generous space with Porcelanosa tiled floor with electric underfloor heating, a pair of oval washbasins set into a quartz worktop, each with mixer taps and bespoke cabinetry beneath, incorporating cupboards and drawers by Thoroughly Wood. A tiled shower enclosure with multi-point thermostatically controlled monsoon shower with separate handheld attachment, free standing twin-ended bath with water spout and separate handheld shower, wall-hung Porcelanosa WC with concealed cistern, recessed lighting, extractor fan, floor to ceiling double glazed windows to side, fitted with integral blinds and from where views of the sea can be enjoyed. Three double glazed Velux roof lights commanding magnificent views over Hythe and of the sea, pair of contemporary vertical radiators, two heated ladder rack towel rails.

BEDROOM TWO.

Set beneath a part sloping ceiling, double glazed window to front fitted with folding plantation style shutters, radiator, steps down to **inner hall** where doors give access to a deep walk-in storage cupboard and a further deep walk-in storage area currently used as an **office** with a double glazed window to side, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, wall hung Porcelanosa WC, Wall hung washbasin with mixer tap with vanity drawers below and mirror above, shaver point, wall light points, tiled shower enclosure with thermostatically controlled multipoint monsoon shower with separate handheld attachment, walls and floor tiled in Porcelanosa tiles, recessed lighting, extractor fan, double glazed Velux roof light to side from where views of the sea can be enjoyed, heated ladder rack towel rail.



BEDROOM THREE

Set beneath a part sloping ceiling, recessed lighting, triangled double glazed window to front fitted with folding plantation style shutters, radiator, doors giving access to deep **walk-in wardrobe cupboard** with hanging rails, shelving and automatic light.

SHOWER ROOM (from the landing)

Well fitted with a contemporary suite comprising twin-sized walk-in shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung Porcelanosa WC and bidet with concealed cistern, wall-hung washbasin with mixer tap, vanity drawers below and mirror above, shaver point, recessed lighting, extractor fan, walls and floors tiled in Porcelanosa tiles, electric underfloor heating double glazed Velux roof light to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is largely occupied by a generous block paved carriage driveway providing off road parking for numerous vehicles and access to the integral double garage. There is a bed planted with various shrubs, herbaceous and other plants including a flowering plum, alliums and further borders spanning the front of the house stocked with agapanthus, hydrangea and salvia, amongst others. To the left of the drive is a rockery garden planted with the appropriate alpine plants and ornamental grasses together with an amelanchier, yucca, pittosporum, hellebores and a host of others.

INTEGRAL DOUBLE GARAGE

Electronically operated Hormann roller door to front, wall mounted gas fired boiler, double glazed window to rear, power, light, double doors giving access to the **plant room** where the pressurised hot water cylinder is housed together with the manifolds for underfloor heating and water softener.

There are Jacksons gates to either side of the house leading to the rear garden. There is an **EV charging point** alongside the garage.

THE GARDENS

Directly to the rear of the house there is a generously sized terrace decked in millboard with inset lighting and enclosed by glazed balustrade, the perfect space for alfresco dining, entertaining and from where to soak up the magical views which extend all the way over Hythe, of St Leonard's Church, the Romney Marsh, of the sea and around the bay to Dungeness. From the terrace a stepping stone leads over an ornamental rill, leading to a water blade, ending in a small ornamental pond, planted with water lilies. Alongside this area is an expanse of lawn with a further paved terrace and leading beneath an archway supporting evergreen jasmines, to a drying area accessed from the utility room. From the lawn a pair of galvanised steel archways, one supporting a climbing rose, lead to the beach garden, a shingle-topped area with a dramatic palm tree and cordyline australis with a step up to a further decked terrace which is home to the Beachcomber Hot Tub, another vantage point from which to enjoy the views. The other arch supporting a clematis and chocolate vine, leading beneath the boughs of a smoke bush to a meandering lawned pathway which passes through thoughtfully planted borders stocked with a variety of shrubs, herbaceous and other plants including geraniums, cornus, japonica fatsia, euphorbia, irises and a lilac tree. One can continue on the lawned path leading beneath the boughs of a magnolia grandiflora, quince and flowering cherry or continue to a meandering block-paved pathway leading beneath a further arch supporting clematis and beneath the overhanging branches of a strawberry tree. Both paths continue past a group of three silver birches underplanted with a contrasting forest pansy alongside a circular paved seating area providing a delightfully secluded spot in which to relax and reflect, backed by a bed planted with various roses. The lower path leads through a small area of wildflower meadow to the vegetable garden. Here there are a number



of fruit trees including apple, mulberry, medlar, cherry, plum and a number of others together with various espaliered grapevines supported against the encompassing brick walls. There are four raised beds, one home to a thriving crop of strawberries and rhubarb. There is also a fruit cage with gooseberries, currants and raspberries together with a Rhino greenhouse and a timber framed storage shed.

EPC Rating Band C

COUNCIL TAX

Band E approx. £3,063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

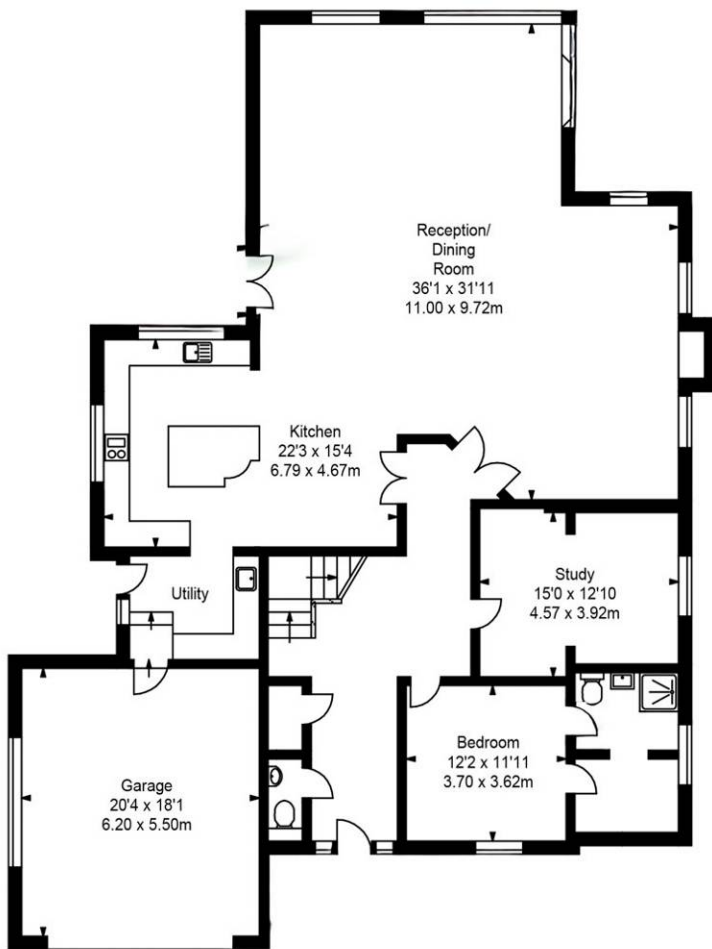
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



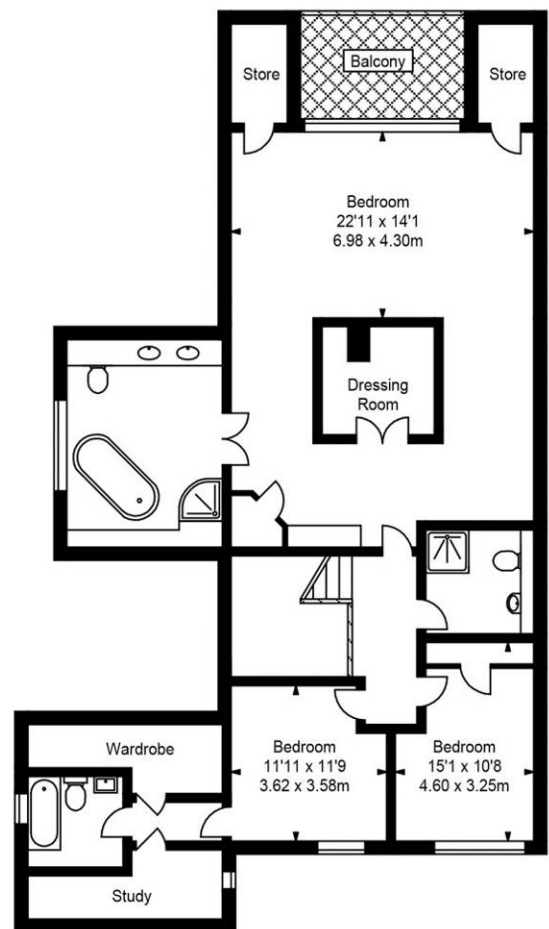


Woodpeckers, Cannongate Road, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 231.89 sq m / 2496 sq ft
First Floor :- 160.35 sq m / 1726 sq ft
Total :- 392.24 sq m / 4222 sq ft



Ground Floor



First Floor

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