



49 High Street, Hythe, Kent CT21 5AD



**HERONSGATE,  
BURMARSH ROAD, HYTHE**

**£1,150,000 Freehold**

Occupying a substantial plot of circa 0.6 of an acre in an idyllic, secluded garden setting and backing directly onto the Royal Military Canal, this beautifully presented family home offers 3 reception rooms, a kitchen/breakfast room, conservatory and 4 bedrooms (1 en-suite). Double garage, outbuildings, ample parking. EPC D.



# **Heronsgate, Burmarsh Road, Hythe CT21 4NH**

**Entrance Hall, Sitting Room, Study, Dining Room open plan to  
Kitchen/Breakfast Room, Boot/Utility Room, Cloakroom, Conservatory,  
Principal Bedroom Suite with Dressing Room and En-Suite Shower Room,  
Three Further Bedrooms, Bathroom and Separate W.C.,  
Grounds Of Approximately 0.6 of an acre, Detached Double Garage,  
Outbuildings Including Garden Room, Ample Parking**

## **DESCRIPTION**

Heronsgate is a charming and substantial detached house which occupies a generous plot of around 0.6 of an acre providing an idyllic setting, a haven of peace and tranquillity, backing directly onto and enjoying views over the Royal Military Canal with its paddle boarding, rowing and wildlife. The house, has been home to the current owners for some forty years. During their ownership they have maintained the property beautifully and have made many improvements, not least of all a carefully planned extension which has significantly enhanced the accommodation.

The accommodation is of particularly comfortable proportions, exudes charm and character throughout and is currently arranged to provide a welcoming entrance hall leading to the generous sitting room with its cosy wood burning stove and views over the canal, dining room, also with a wood burner, open plan to the kitchen/breakfast room and leading to the conservatory. There is also a study, utility room and cloakroom. On the first floor there are four bedrooms, a bathroom and separate w.c., the principal bedroom with dressing room, en-suite shower room and balcony overlooking the canal.

The gardens are an absolute delight with mature, well considered planting schemes, developed over forty years, affording a great deal of privacy to the setting and creating a particularly special environment for alfresco entertaining. There is a detached double garage, ample on site parking and outbuildings including a garden room. It is also thought that there may be some potential for the development of an additional dwelling (subject to relevant consents and approvals being obtained).

## **SITUATION**

Burmarsh Road is a desirable semi rural location, approximately a mile-and-a-half to the west of Hythe town centre with its bustling and vibrant High Street boasting an array of independent shops, boutiques, cafes and restaurants, doctors surgeries etc. There are also four supermarkets (including a Waitrose). The town also enjoys an attractive and unspoilt seafront and a wide variety of sporting and leisure facilities including the Hotel Imperial Leisure Centre and golf course, sailing, cricket, golf and lawn tennis clubs. There is a fortnightly farmers market and various clubs and societies in the town that welcome new members.

There is also a bus stop nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal and local beauty spot The Roughs with pleasant walks, fishing and picnic areas, are only a short walk away, Botolphs Bridge public house is around 1 mile distant and a pleasant walk along the canal leads to West Hythe Craft Centre with gift shop and micro pub also offering food.

Hythe is very conveniently located for easy access to the M20 (2 miles), Sandling Station (3 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled and obscured glazed door, staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a square newel post, dado rail, picture rail, radiator, access to deep shelved larder cupboard with automatic light, doors to:

### **SITTING ROOM**

Polished timber floorboards, attractive brick built fireplace recess set beneath a timber bressummer beam with wood burning stove over a stone hearth flanked by a pair of double glazed oriel windows to side, pair of wall light points, bespoke built-in low-level cabinets and book shelving with provision for wall-mounted TV, coved ceiling, pair of decorative ceiling roses, bay with double glazed windows to rear overlooking the garden and the Royal Military Canal, radiators.

### **STUDY**

Attractive cast iron fireplace surround with tiled insert and provision for an open fire above a tiled hearth, flanked by a pair of oriel leaded light windows to side, picture rail, double glazed window to front overlooking the garden, radiator.

### **DINING ROOM**

Engineered oak flooring, attractive brick built fireplace recess housing a wood burning stove, set beneath a timber bressummer beam, dado rail, picture rail, bay with double glazed windows to front overlooking the garden, radiator, double glazed casement doors opening to the conservatory, open plan with cabinets with oak work tops coordinating with those in the:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating Smeg dishwasher and freestanding electric induction range cooker, rolltop granite effect worktops, inset with ceramic sink and drainer with mixer tap, tiled

splashbacks, coordinating wall cupboards, shelving and dresser to side of fireplace, space for freestanding fridge/freezer, engineered oak flooring, double glazed window to rear overlooking the garden, double glazed door opening to the conservatory, stable door to:

### **BOOT/UTILITY ROOM**

Base cupboards with recesses and provision for washing machine and tumble dryer, square edged woodblock worktops undermounted with deep ceramic butler's sink with mixer tap, wall shelving, full height storage cupboard, tiled floor, timber panelled and obscured glazed door to rear, double glazed window to rear, radiator, roof light, door to:

### **CLOAKROOM**

Low level WC with high level cistern, pedestal wash basin, tiled floor, double glazed window to rear, radiator, extractor fan.

### **CONSERVATORY**

A generous space of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, windows to all sides and two sets of casement doors opening to and overlooking the garden, pair of wall light points, polished timber floorboards.

### **FIRST FLOOR LANDING**

Double glazed window to front enjoying views over the garden, access to airing cupboard, picture rail, dado rail, radiator, doors to:

### **PRINCIPAL BEDROOM SUITE**

#### **DRESSING ROOM**

Double glazed window overlooking the rear garden and the banks of the Royal Military Canal, coved ceiling, radiator, door to:



### **PRINCIPAL BEDROOM**

Four built-in wardrobe cupboards, access to loft space via hatch with loft ladder, double glazed casement doors with double glazed panels to either side giving access to the balcony and enjoying views of the rear garden and the Royal Military Canal, further pair of double glazed windows to side, two wall light points, coved ceiling, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Twin size shower enclosure with thermostatically controlled shower, close coupled WC, pedestal wash basin, heated ladder towel rail, obscure double glazed window to side, two wall light points, extractor fan, localised tiling.

### **BALCONY**

Well enclosed by painted timber balustrade and enjoying magnificent views of the Royal Military Canal and the Roughs in the distance.

### **BEDROOM**

Double glazed windows to front, pair of double glazed windows to side, picture rail, tiled fireplace, radiator.

### **BEDROOM**

Double glazed bay window to front, built-in cupboard, picture rail, radiator.

### **BEDROOM**

Attractive painted cast iron fireplace, built-in cupboard, double glazed window to side, picture rail, radiator.

### **BATHROOM**

Panelled bath with thermostatically controlled shower over, glazed shower screen, pedestal wash basin, heated towel radiator, access to loft space (fitted with loft ladder), obscure double glazed window to rear, tiled walls, two wall light points, timber effect flooring, door to:

### **CLOAKROOM**

Close coupled WC, obscure double glazed window, walls tiled to half height, radiator, timber effect flooring.

### **THE GARDENS**

Heronsgate is set within grounds of approximately 0.6 of an acre. A pair of electronically operated wrought iron gates open to a generous gravelled driveway leading to the detached double garage and providing off road parking and turning for a number of vehicles. Alongside the double gates is a personal wrought iron gate opening to a couple of steps leading down to the rose garden with shingled pathways meandering between beds of roses, mature shrubs and specimen trees to a pathway which leads through the front garden with expanses of lawn to either side, to the front door.

The garden continues to the side of the house where a picket gate leads beneath a trelliswork archway supporting a Montana clematis, opening to a generous terrace paved in natural stone which is accessed from the conservatory. A further archway also supporting the same Montana clematis and a rambling rose leads to an area of lawn in part set beneath a pergola supporting climbing roses. Alongside the lawn is a raised vegetable bed and garden planted with various aromatic herbs before a timber framed potting shed. A bridge leads to a further expanse of lawn and wildflower garden. Another expanse of lawn spans the rear of the house with a central bed planted with bergenia, banks of roses, specimen trees including a weeping silver birch and laburnum and a wire fence maintaining an open feel with views over the Royal Military Canal. Within this area of garden is a former detached **double garage**, now used as a workshop/garden store, of prefabricated construction and the **Garden Room** which is of block work construction with personal doors to front and side, windows to either side and to the front and is supplied with power and light.

### **DETACHED DOUBLE GARAGE**

Of brick built construction beneath a pitched tiled roof with up and over door to front, power and light, personal door and window to side.



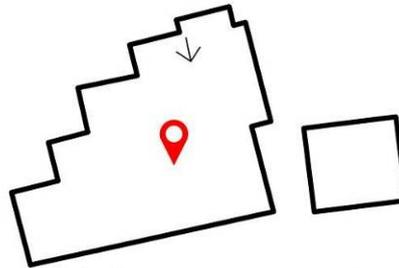






# Royal Military Canal (dis)

2.8m



Heronsgate

13

ε

15

0m 5m 10m 15m

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## EPC Rating Band D.

### COUNCIL TAX

Band F approx. £3479.83 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING

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



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# Heronsgate, Burmarsh Road, Hythe, CT21

Approximate Gross Internal Area :-

Ground Floor :- 128.74 sq m / 1386 sq ft

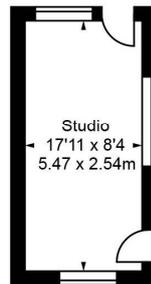
First Floor :- 96.64 sq m / 1040 sq ft

Garage :- 26.00 sq m / 280 sq ft

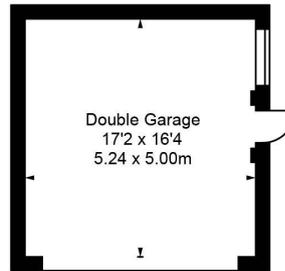
Workshop :- 33.77 sq m / 363 sq ft

Studio :- 13.89 sq m / 150 sq ft

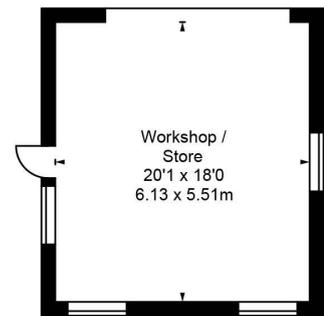
Total :- 299.04 sq m / 3219 sq ft



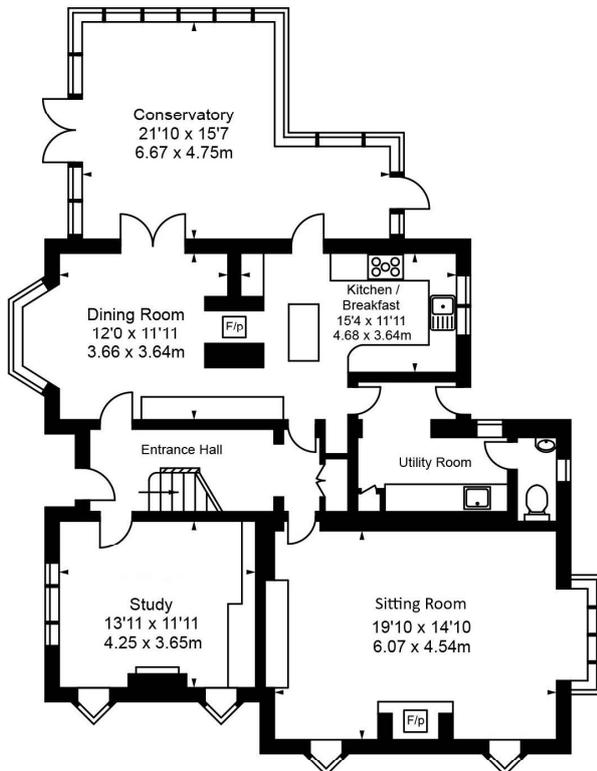
Studio



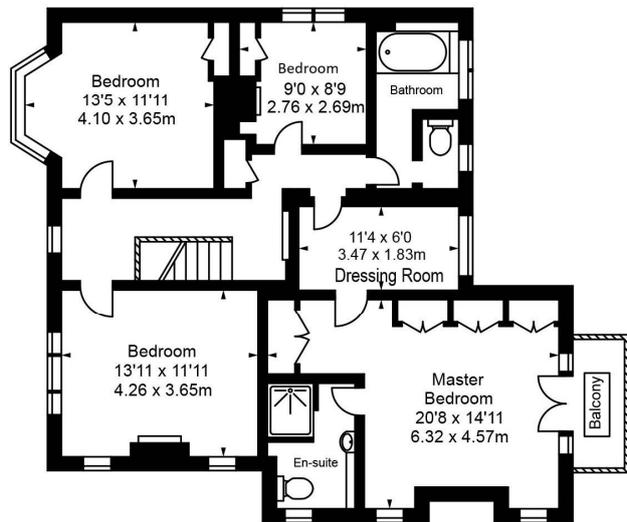
Garage



Workshop



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.