



49 High Street, Hythe, Kent CT21 5AD



ROWAN COTTAGE 15 THEATRE STREET, HYTHE

£425,000 Freehold

A unique and charming cottage in a prime central location, offering comfortably proportioned accommodation including an open plan kitchen/dining room designed to compliment a modern lifestyle, sitting room, three bedrooms, bath and cloakrooms. Garden to front, covered seating area to side. EPC D.



Rowan Cottage

15 Theatre Street, Hythe CT21 5LD

**Entrance Hall, Sitting Room, Open Plan Kitchen/Dining Room, Cloakroom,
Three Bedrooms and a Bathroom**

**Low Maintenance Garden To Front, Covered Seating Area To The Side
Utility Cupboard (Accessed From Covered Seating Area)**

DESCRIPTION

Rowan Cottage is situated in the heart of the town being accessible to all of the amenities Hythe has to offer and is within reasonable walking distance of the seafront. The house was refurbished circa 2016 when the owners paid exacting attention to every detail throughout the property which is well presented throughout with a pleasing combination of contemporary styling and original features.

The bright and spacious accommodation has been reconfigured to compliment modern day lifestyles and includes an entrance hall, sitting room with original open fireplace, a beautifully fitted, large open plan kitchen/dining room, cloakroom, three bedrooms and a smartly fitted bathroom.

Outside the property there is a low maintenance garden to the front facing south west and which provides a pleasant area to sit and watch the world go by. To the side of the house and accessed from the kitchen is a shallow covered seating area leading to the external utility cupboard with plumbing for a washing machine.

SITUATION

Theatre Street is situated within the desirable Conservation Area of the town, on level ground, seconds from the Royal Military Canal, Waitrose and the High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors surgeries, etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and obscure glazed door, access to deep understairs storage cupboard, engineered oak flooring, doors to kitchen/dining room and:

SITTING ROOM

Attractive original brick built fireplace surround with Gothic arch and tiled detail beneath a polished oak mantelpiece and with provision for an open fire above a paved hearth, picture rail, uPVC and double glazed picture window to front enjoying an open aspect towards the banks of the Royal Military Canal, radiator.

KITCHEN/DINING ROOM

A generous space with engineered oak flooring throughout and defined by a central square archway. *Dining Area:* Picture rail, bay with uPVC and double glazed windows to front overlooking the garden and with views towards the banks of the Royal Military Canal, 2 radiators, open plan to: *Kitchen Area:* Well fitted with a range of contemporary base cupboard and drawer units incorporating deep pan drawer, integrated Bosch oven, integrated dishwasher, square edged polished woodblock work surfaces inset with 4-burner Bosch gas hob, range of coordinating wall cupboards with concealed lighting beneath and incorporating extractor hood above the hob and wine rack, wall shelving, island unit with coordinating base cupboards and square edged polished woodblock worktop providing breakfast bar and under mounted with deep ceramic Butler s sink with mixer tap above, recess fitted with coordinating base cupboards with shelving to either side, further recess for free standing fridge/freezer, recessed lighting, uPVC and double glazed window to rear, uPVC and double glazed sliding patio doors opening to side. Staircase to first floor.

CLOAKROOM

Low level w.c.

FIRST FLOOR

LANDING

uPVC and double glazed window above the stairwell, access to loft space, access to deep recessed linen cupboard housing Baxi gas fired boiler, doors to:

BEDROOM 1

Picture rail, uPVC and double glazed window to front, radiator.

BEDROOM 2

Picture rail, uPVC and double glazed window to front, radiator.

BEDROOM 3

Picture rail, uPVC and double glazed window to rear, radiator.

BATHROOM

Fitted with a contemporary suite comprising bath with mixer tap and separate thermostatically controlled mains fed rain-head shower with separate and hand held shower over, wash basin with mixer tap above and vanity cupboards below, low level wc with concealed cistern and feature shelving above, walls tiled in a brickwork design, extractor fan, recessed lighting, uPVC and obscure double glazed window to front, wall mounted heated ladder rack towel rail.

OUTSIDE

There is a pretty west facing garden to the front of the house extending to the side of the property beyond which is a covered, decked seating area. There is a small yard to the rear. Accessed from this area is a utility cupboard with plumbing for a washing machine. N.B. There is a fire escape access from the neighbouring property although this is strictly for emergency use.

EPC Rating Band D

COUNCIL TAX

Band C approx. £1863.04 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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







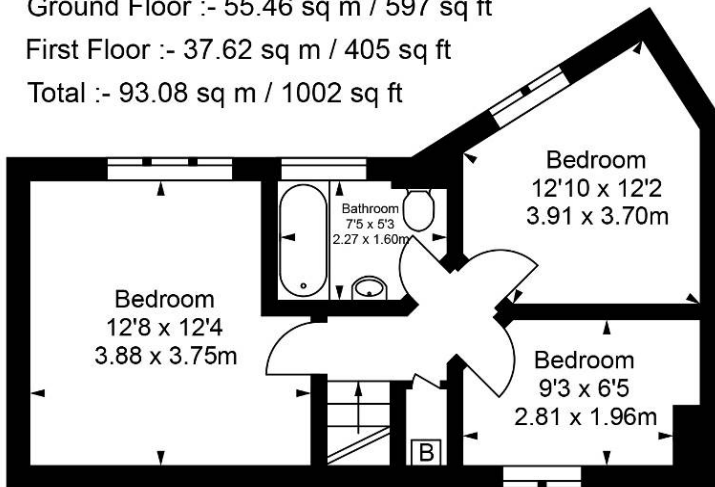
Theatre Street, Hythe

Approximate Gross Internal Area :-

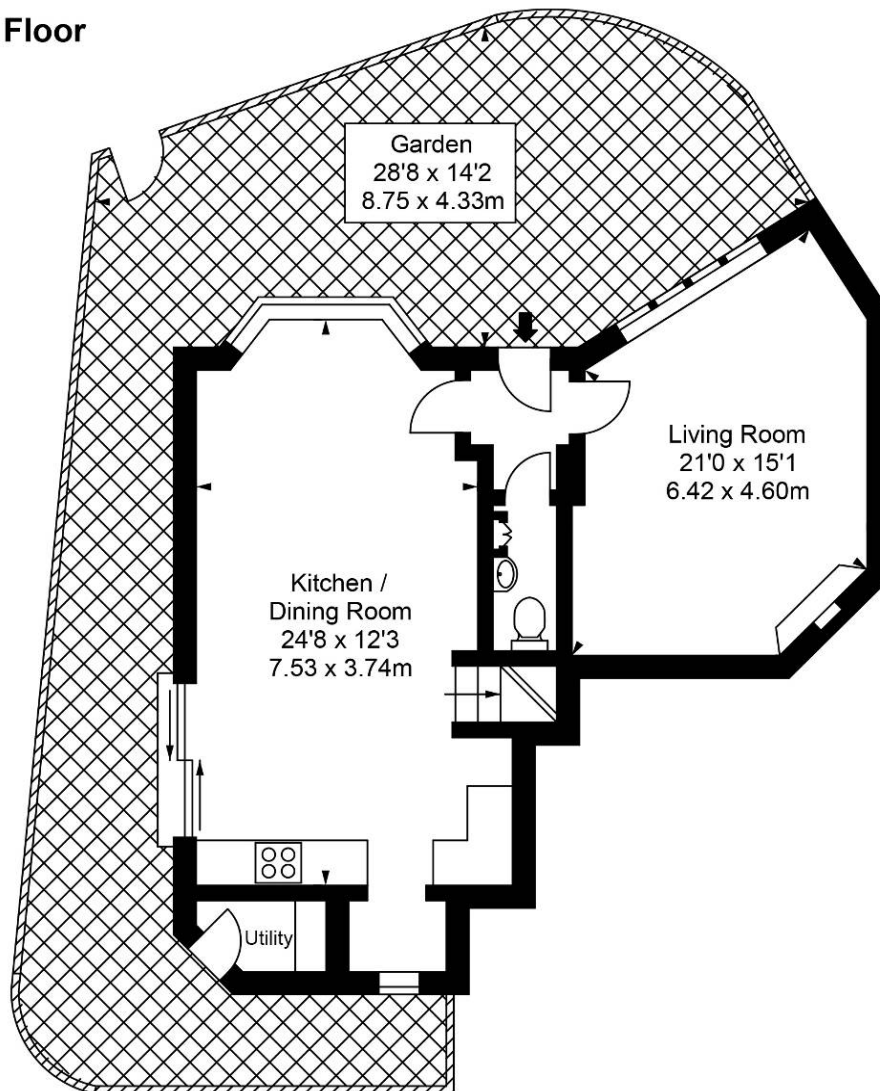
Ground Floor :- 55.46 sq m / 597 sq ft

First Floor :- 37.62 sq m / 405 sq ft

Total :- 93.08 sq m / 1002 sq ft



First Floor



Ground Floor

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