

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



## DUCKS COTTAGE 27 CHURCH HILL, HYTHE

Situated in an enviable position nestled on Hythe's picturesque hillside with lovely views over St Leonards Church and over the town to the sea. This impeccably presented Grade II Listed cottage comprises a sitting room, kitchen/breakfast room, two bedrooms and a shower room. Delightful courtyard garden.

**£335,000 Freehold**  
**NO ONWARD CHAIN**



**Ducks Cottage  
27 Church Hill  
Hythe CT21 5DW**

**Sitting Room, Kitchen/Breakfast Room,  
Two Bedrooms, Shower Room,  
Pretty Courtyard Garden**

**DESCRIPTION**

This charming Grade II Listed cottage is nestled on Hythe's picturesque hillside in a desirable elevated location from where it enjoys stunning views over St Leonards Church, the town and of the sea.

The impeccably presented accommodation comprises an entrance vestibule, sitting room and a smartly fitted kitchen/breakfast room. On the first floor there are two bedrooms, both with far reaching views over Hythe and of the sea and a shower room.

The delightfully secluded courtyard garden is a particularly attractive feature of the property and enjoys a south westerly aspect.

**SITUATION**

Forming part of the desirable conservation area on Hythe's picturesque lower hillside, lined with hollyhocks throughout the summer and leads straight down the hill to the town centre. Church Hill leads onto Great Conduit Street (Hythe's shortest road) and directly into the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors' surgeries, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via the original timber door, open through to:-

### **SITTING ROOM**

Attractive brick fireplace recess, sash window to front, contemporary radiator, timber effect flooring.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units, incorporating integrated dishwasher, integrated oven, square edged wood effect worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above and tiled splashback, coordinating wall cupboards, integrated fridge, coordinating breakfast bar, recess and plumbing for washing machine and freestanding freezer, staircase to 1st floor, recessed lighting, door giving access to the side of the property, window overlooking the rear garden, contemporary radiator.

### **FIRST FLOOR LANDING**

Window over stairwell, access to loft space, doors to:-

### **BEDROOM 1**

Exposed brick fireplace recess with decorative timber, access to built in wardrobe cupboard, access to loft space, sash window to front enjoying views over St Leonards Church, Hythe and of the sea, contemporary radiator.

### **BEDROOM 2**

Window to side and window overlooking the rear garden and enjoying views over Hythe and of the sea and around the bay to Dungeness, built-in cupboards, contemporary radiator.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, obscure glazed window to side, wall hung wash basin with vanity drawers below, low-level WC.

### **OUTSIDE**

To the rear of the property is a delightful courtyard garden with a paved terrace from where views across Hythe and of the sea can be enjoyed. The garden is well enclosed by a mixture of close boarded timber panelled fencing and brick-built walls and well stocked with a variety of shrubs, herbaceous and other plants including Acer and Bay. A side gate gives access to Church Hill. Timber shed. Outside store housing the Ideal gas boiler.

**NB.** The neighbouring property has a right of way through the rear passage.

### **COUNCIL TAX**

Band B approx. £1708.80 (2022/23)  
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.

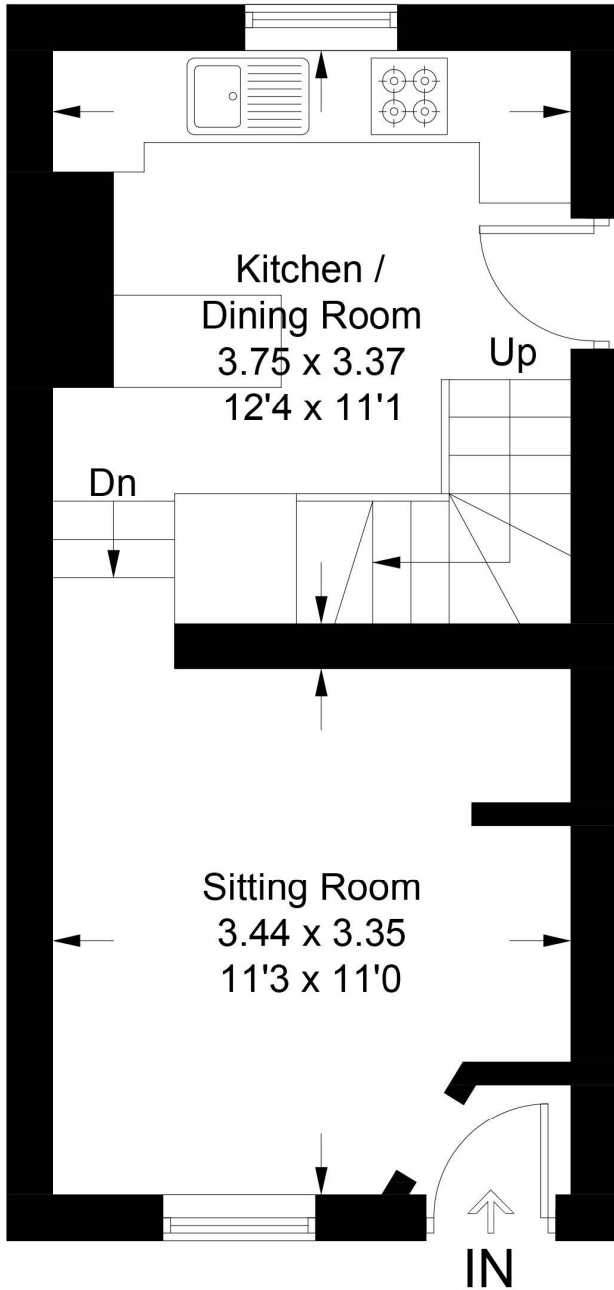




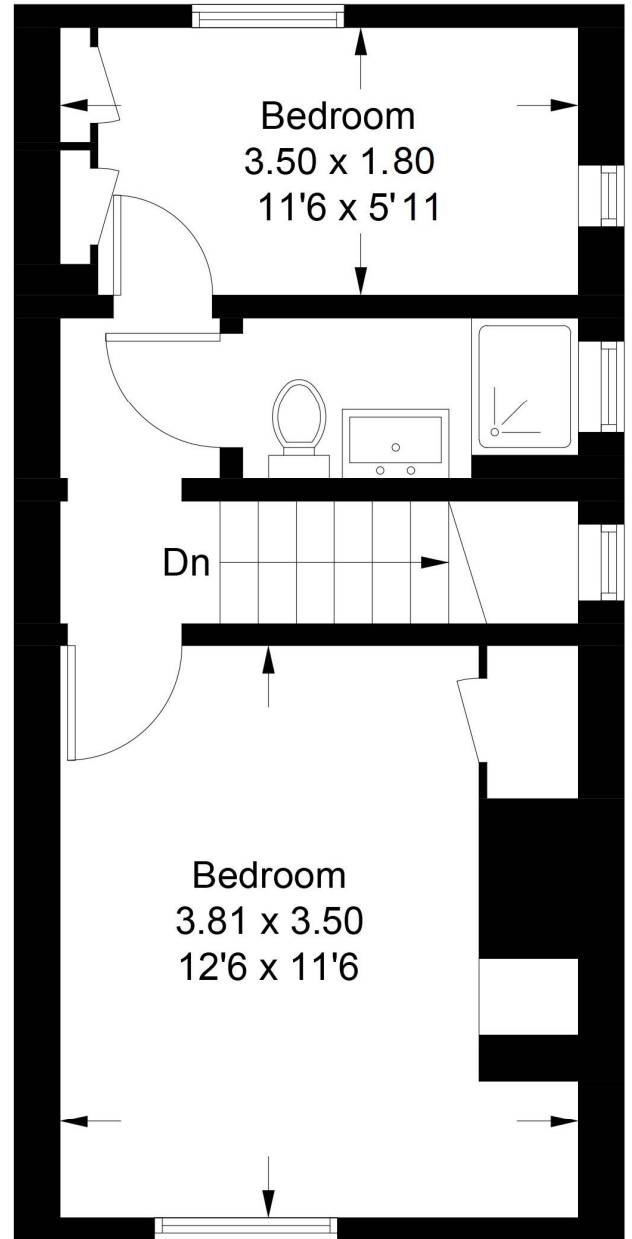


# Church Hill, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 25.7 sq m / 277 sq ft  
First Floor = 26.5 sq m / 285 sq ft  
Total Area = 52.2 sq m / 562 sq ft



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID964063)