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49 High Street, Hythe, Kent CT21 5AD



6 CANNONGATE AVENUE, HYTHE

£885,000 Freehold

An exceptional house set in an exclusive location and occupying a prime elevated position from where it commands a magnificent southerly vista over the town and of the sea. The property offers spacious accommodation with 3 reception rooms, kitchen/dining room, utility, conservatory, 5/6 bedrooms, 3 bathrooms. Mature and delightfully secluded gardens. Double garage & ample parking. EPC D.

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6 Cannongate Avenue

Hythe

CT21 5PS

**Entrance Hall, Drawing Room, Sitting Room, Snug, Conservatory,
Kitchen/Dining Room, Utility Room, Cloakroom,
Principal Bedroom Suite with Dressing Room & En-Suite Bathroom,
Four Further Bedrooms (one En-Suite), Bathroom,
Front & Rear Gardens, Detached Double Garage & Ample Parking**

SITUATION

Conveniently situated on Cannongate Avenue, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi) and bustling, vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. 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 fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustine's Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar 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 (4 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.

DESCRIPTION

This substantial property is well situated and an especially appealing family home offering bright and free flowing accommodation which is of particularly comfortable proportions and is smartly presented throughout. The generous split level entrance hall leads to a large kitchen/dining room and utility room, sitting room, drawing room with stone fireplace and French doors opening onto a large south facing terrace, snug and conservatory accessing and overlooking the delightful garden. On the first floor there is a large galleried landing set beneath a glazed atrium roof light which connects the principal suite, with its large bedroom, dressing room (6th bedroom) and en-suite bathroom, with four further bedrooms (one with en-suite) and a family bathroom.

A particularly attractive feature of the property are the gardens. There is a wide driveway at the front leading to the detached double garage from where a flight of steps lead down to the large paved courtyard before the property. The garden to the rear benefits from a generous decked terrace alongside the conservatory and lawn, the remainder of the garden is laid extensively to lawn and backed by fully stocked borders, with a further paved terrace set beneath a timber framed pergola. A pathway and steps lead to the second section of the garden which is laid extensively to lawn. There is also a detached garage and ample parking.



The accommodation comprises:

ENTRANCE HALL

A generous space of split level design with timber effect flooring throughout, entered via a panelled and glazed door, wall light points, deep moulded cornice, staircase to first floor with full height picture window above and set beneath a double glazed roof lantern, radiator, doors to:-

DRAWING ROOM

Timber effect flooring, dado rail, coved ceiling, pair of wall light points, stone fireplace and surround with provision for an open fire, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, radiator.

SNUG

Timber effect parquet flooring, dado rail, coved ceiling, recessed lighting, double glazed window to side, radiator, double glazed casement doors opening to and looking through the conservatory to the garden beyond, open plan to:

SITTING ROOM:

Timber effect parquet flooring, stone fireplace surround with coal effect gas fire above a stone hearth with shelved recess to side, dado rail, coved ceiling, double glazed window to side, radiator.

CONSERVATORY

Of uPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, tiled floor, double glazed casement doors opening to and overlooking the garden.

STUDY

Dado rail, coved ceiling, double glazed window to side, radiator.

KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboards and drawer units in a contemporary high gloss finish and incorporating deep pan drawers and

integrated dishwasher with square edged wood block work surfaces inset with four burner induction hob with illuminated extractor hood above and one and a half bowl ceramic sink and drainer unit with mixer tap, coordinating wall cupboards with concealed lighting beneath, further bank of units incorporating integrated fridge and freezer together with integrated eye level AEG double oven/combi microwave oven with breakfast bar to side, timber effect flooring throughout, double glazed windows to front and side, coved ceiling, recessed lighting, radiator, double glazed door to rear garden, door to:-

UTILITY ROOM

Well fitted with units coordinating with those in the kitchen with recesses for washing machine and tumble dryer, timber effect work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards, double glazed windows to front and rear, timber effect flooring.

CLOAKROOM

Fitted with a contemporary suite comprising low level WC with concealed cistern, wall hung wash basin with mixer tap, timber effect flooring, recessed lighting, coved ceiling, wall light point, double glazed window to side, radiator.

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FIRST FLOOR GALLERIED LANDING

Set beneath a double glazed atrium roof light, radiator, doors to:-

PRINCIPAL BEDROOM SUITE

Split level hallway with access to deep storage cupboard and loft space, coved ceiling, recessed lighting, doors to:-

BEDROOM

Timber effect parquet flooring, stone fireplace incorporating coal effect living flame gas fire above a stone hearth, double glazed window to rear overlooking the garden and the town with views of the sea in the distance and to St Leonards Church to the west, double glazed casement doors opening to Juliette balcony, enjoying an easterly aspect to the sea, radiator.

DRESSING ROOM

Range of fitted wardrobe cupboards enclosed by mirrored doors, coved ceiling, double glazed window to rear, radiator.

EN-SUITE BATHROOM

Fitted with contemporary suite comprising free standing twin ended bath, tiled shower enclosure with thermostatically controlled Aqualisa shower, pair of wall hung wash basins with mixer taps and tiled splashbacks, bank of mirrored cupboards above, coved ceiling, recessed lighting, extractor fan, double glazed window to side, wall mounted heated ladder rack towel rail.

BEDROOM 2

Range of built in wardrobe cupboards concealed by mirrored doors, coved ceiling, recessed lighting, double glazed oriel bay window to front, radiator.

BEDROOM 3

Range of built in wardrobe cupboards concealed by mirrored doors, coved ceiling, recessed lighting, double glazed window to side, radiator.

BATHROOM

Fitted with a contemporary suite comprising panelled corner bath within a tiled surround, tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, bidet, wall hung wash basin with mixer tap, bank of mirrored wall cabinets, double glazed window to side, heated ladder rack towel rail.

INNER HALL

Coved ceiling, recessed lighting, mirrored doors opening to deep shelved linen cupboard, door to:-

BEDROOM 4

Built in wardrobe cupboards concealed by mirrored doors, coved ceiling, recessed lighting, double glazed window, radiator, door to:-

EN-SUITE BATHROOM

P ended bath, fitted with thermostatically controlled shower above and glazed shower screen, low level WC with concealed cistern, wall hung washbasin with mixer tap, localised tiling and mirrored splashback, coved ceiling, recessed lighting, extractor fan, double glazed window to rear with views over the town to the sea in the distance, heated ladder rack, towel rail.

BEDROOM 5

Coved ceiling, recessed lighting, double glazed window to front, radiator.





OUTSIDE

FRONT GARDEN

To the front of the house there is a detached double garage alongside which are parking spaces for a number of vehicles, from here a flight of steps leads down to the large paved courtyard before the property, part of which is topped with slate chippings for ease of maintenance and backed by a raised border stocked with a variety of shrubs including climbing hydrangea, evergreens and hebe s and hellebores. Side access can be gained to the:-

REAR GARDEN

Approached from the kitchen a paved pathway leads past an area of lawn to a generous decked terrace alongside the conservatory, which steps down to the remainder of the garden which is laid extensively to lawn backed by a border stocked with laurels, japonica fatsia, hydrangea, euphorbia and topiary box

amongst others. Beyond the lawn is a pathway flanked by box hedging leading to the second section of the garden and beyond this is a further paved terrace set beneath a timber framed pergola which supports a rampant grapevine. The pathway leads to a trellis work gate where a wide flight of steps leads down to the second section of the garden which is laid extensively to lawn and is well enclosed by evergreen hedging and incorporates specimen trees such as silver birch and willow.

GARAGE

Double doors to front, power and light.

COUNCIL TAX

Band G approx. £3,661.72 (2023/24)
Folkestone & Hythe District Council.

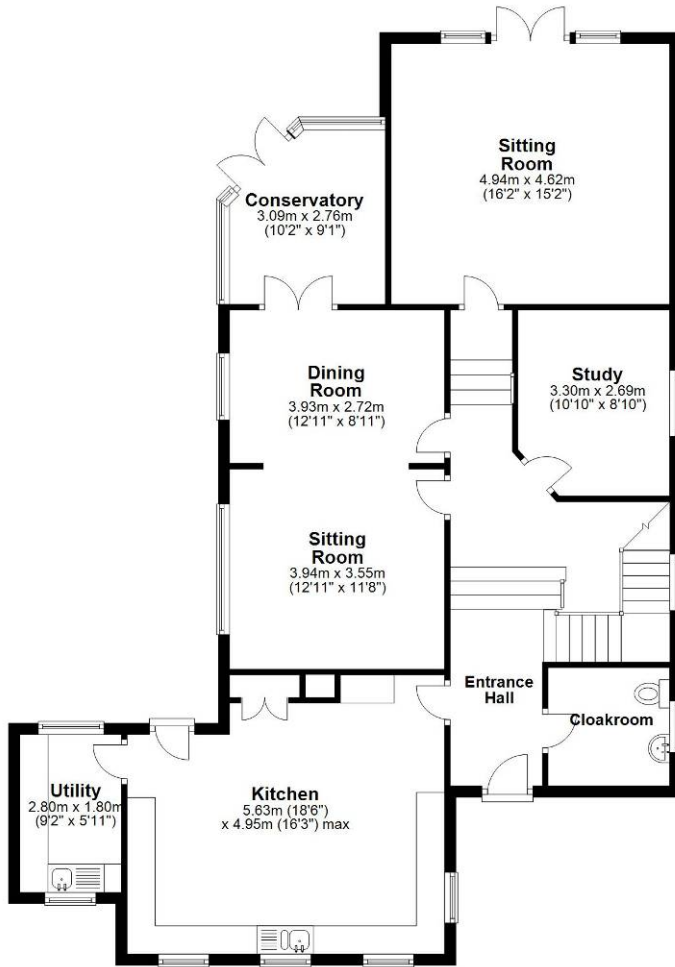
VIEWING

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



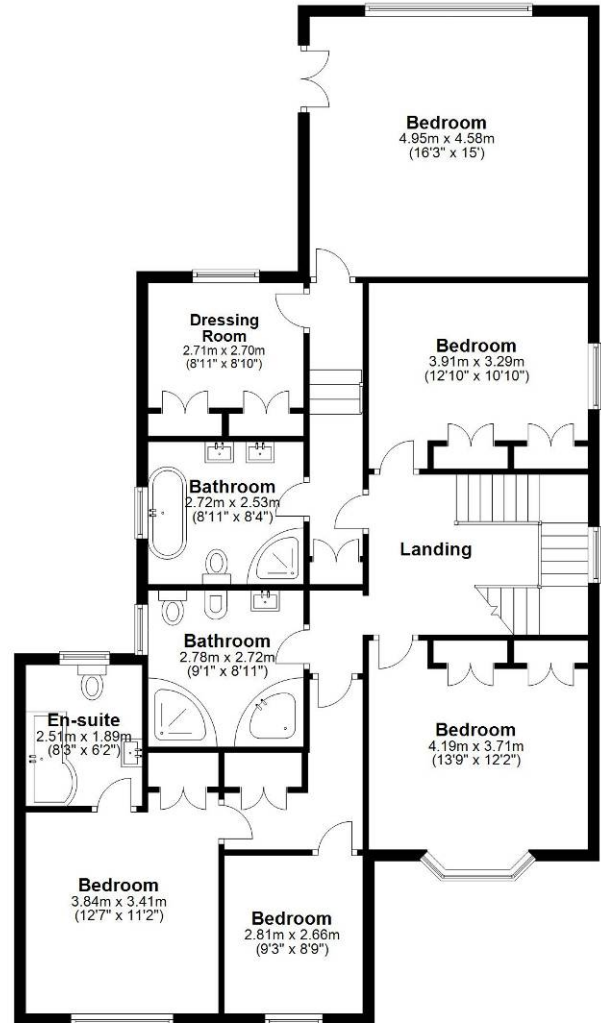
Ground Floor

Approx. 121.1 sq. metres (1304.0 sq. feet)



First Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.
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