



49 High Street, Hythe, Kent CT21 5AD



**THE GATE COTTAGE  
CANNONGATE ROAD, HYTHE**

**£475,000 Freehold**

**In an exclusive location from where it commands stunning views over Hythe and of the sea, a well proportioned semi detached house offering bright, airy and attractively presented accommodation including a generous sitting room, kitchen/dining room and 2 double bedrooms. Garage, delightful gardens. EPC D**



# **The Gate Cottage, Cannongate Road, Hythe CT21 5PX**

**Entrance Hall, Sitting Room, Dining Room open plan to Kitchen,  
Lobby/Utility Area, Cloakroom,  
Two Double Bedrooms, Bathroom  
Gardens to Front & Rear, Garage**

## **DESCRIPTION**

The Gate Cottage is a most appealing property which is enviably situated in one of Hythe's most coveted locations from where it commands magnificent views over the town and of the sea. The property has been lovingly maintained and improved by the current owner and now offers attractively presented accommodation which is flooded with natural light as all of the principal rooms enjoy a southerly aspect and therefore, views of the sea.

The accommodation includes a welcoming entrance hall leading to the sitting room with beautiful views over Hythe and of the sea, a fitted kitchen open plan to the dining room, rear lobby with utility area and a cloakroom. On the first floor there are two double bedrooms both enjoying stunning views and a bathroom.

The property is approached from Cannongate Road where it benefits from a generously sized single garage. From here a path and steps meander downward through the tiered garden to the front of the house. Side access can be gained to the generous rear garden which enjoys a southerly aspect. It incorporates an expanse of lawn, terrace from where sea views can be enjoyed and a wealth of planting for year round interest.

## **SITUATION**

The Gate Cottage is conveniently situated on 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, Sainsburys and Aldi), 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 fortnightly 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 (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.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled and obscure glazed door, staircase to 1st floor, access to under stairs storage cupboard, two radiators, doors to:-

### **SITTING ROOM**

Attractive brick built fireplace with provision for open fire, double glazed sliding doors, with double glazed windows to either side, opening to and overlooking the rear garden and enjoying views across Hythe and of the sea, coved ceiling, radiator.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units, integrated oven, recess and plumbing for dishwasher, worksurface inset with Bosch four burner gas hob with extractor hood above, one and a half bowl stainless steel sink with drainer unit and mixer tap, tiled splashbacks, coordinating wall cupboards, access to built in shelved cupboard housing the Worcester gas boiler, obscure double glazed window to side, double glazed window to rear over looking the rear garden with views across Hythe and of the sea, radiator, door to rear lobby/utility space, open through to:-

### **DINING ROOM**

Double glazed window to side and front, coordinating wall cupboard, door to entrance hall, radiator.

### **REAR LOBBY/UTILITY**

Recess and plumbing for washing machine, timber stable door giving access to the side of the property, wall hung corner wash basin, door to:-

### **CLOAKROOM**

Low level WC, part obscure double glazed window to rear.

### **FIRST FLOOR LANDING**

Double glazed window to front, access to loft space, doors to:-

### **BEDROOM 1**

Double glazed window to rear with views across Hythe and of the sea, access to eaves storage cupboard, radiator.

### **BEDROOM 2**

Double glazed window to rear with views across Hythe and of the sea, access to eaves storage cupboard, radiator.

### **BATHROOM**

White suite comprising bath with electric shower over, fitted shower screen, low level wc, pedestal wash basin, radiator, built-in airing cupboard housing factory lagged hot water cylinder, obscure double glazed window to side, tiled floor, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

At the top of the garden is a **DETACHED GARAGE** of prefabricated construction with an up and over door to front, double glazed window to rear, personal door side, power and light. To the side of the garage a flight of steps descends through the garden between borders planted with a variety of shrubs, herbaceous and other plants including skimmia, magnolia, box, roses and a host of others and directly before the house is an expanse of lawn. A picket gate to the side of the property gives access to the:

#### **REAR GARDEN**

Directly to the rear of the house is an elevated terrace, the ideal vantage point from which to enjoy the view over the garden, the rooftops of Hythe and to the sea. From here steps descend into the garden which is well enclosed by close boarded timber panelled fencing and is laid extensively to lawn edged by borders stocked with a variety of shrubs, herbaceous and other plants including fuchsia, hebe, dogwood, agapanthus, roses, mahonia and dahlias amongst others. There are also various specimen fruit trees including a plum and an apple. To the far end of the garden is a greenhouse and a timber shed.



### **EPC Rating Band D**

### **COUNCIL TAX**

Band C approx. £2044.14 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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

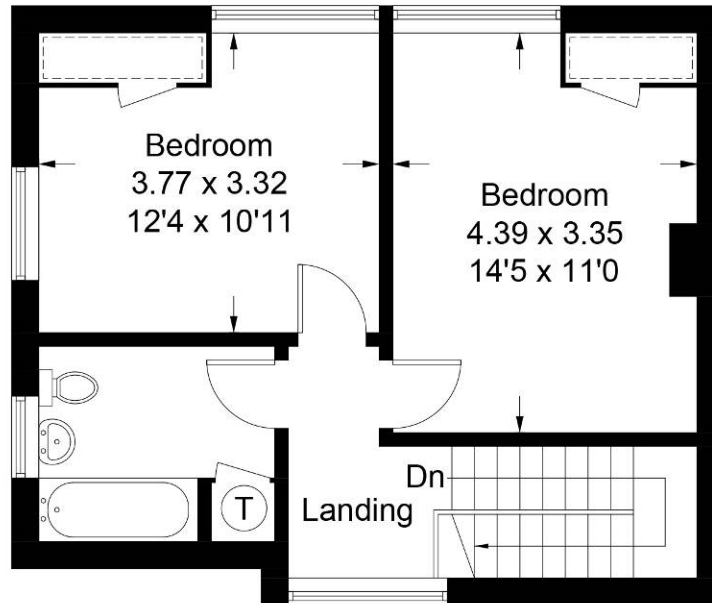
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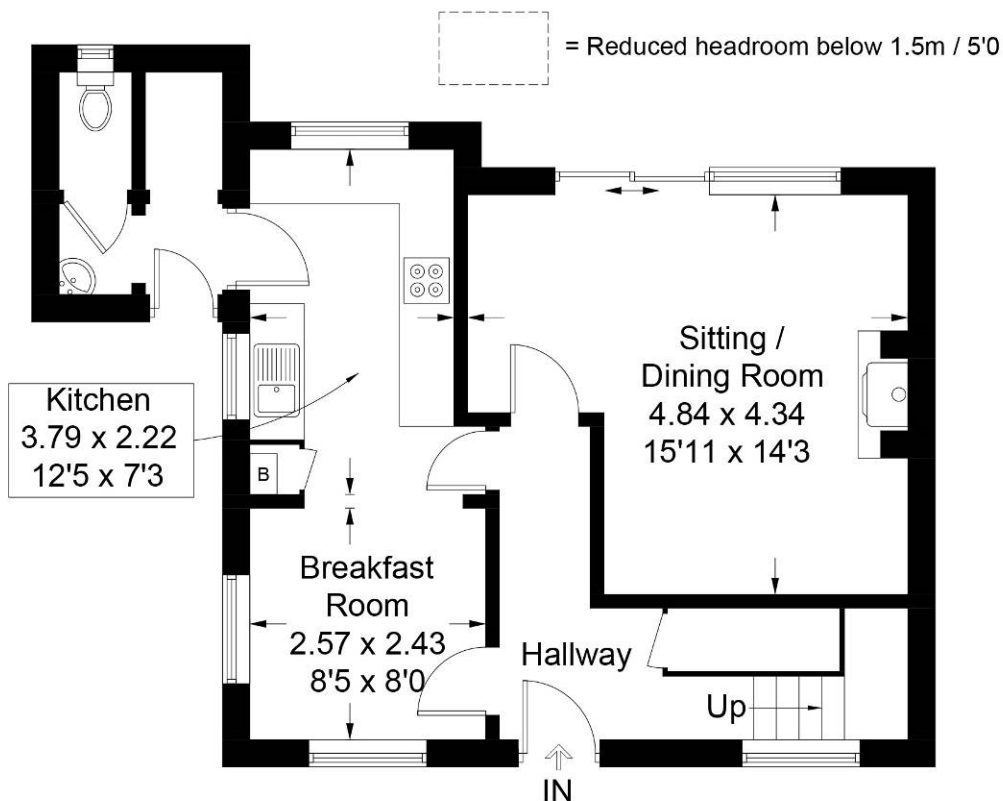


# The Gate Cottage, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 50.0 sq m / 538 sq ft  
First Floor = 42.4 sq m / 456 sq ft  
Total = 92.4 sq m / 994 sq ft



**First Floor**



**Ground Floor**

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