



49 High Street, Hythe, Kent CT21 5AD



1 CANNONGATE GARDENS HYTHE

£1,200,000 Freehold

Enviably situated on an exclusive cul-de-sac from where it commands stunning views over Hythe and of the sea, an exceptional property offering well appointed accommodation designed to compliment a modern lifestyle with open plan living spaces and 3 en-suite bedrooms. Garage, parking, gardens. EPC C.



1 Cannongate Gardens, Hythe CT21 5PU

Entrance Vestibule, Entrance Hall open plan to Dining Room, open plan to Sitting Room, Kitchen/Breakfast Room, Utility Room, Garden Room, Bedroom with En-Suite Shower Room, Cloakroom, Mezzanine Living Space leads to Bedroom with En-Suite Wet Room and Balcony, Third Bedroom with En-Suite Bathroom, Boiler Room, Integral Garage, Ample Parking, Delightful Gardens

DESCRIPTION

An exciting opportunity to acquire an exceptional property which is enviably situated at the end of an exclusive cul-de-sac in a south facing elevated position from where it commands a stunning panorama over Hythe, of the sea, to the coast of France and around the bay to Dungeness. The property has benefitted enormously from an extensive programme of remodelling and refurbishment for the current owners who have created a unique home, designed to maximise the breathtaking views which can be enjoyed from almost every room and befitting of its particularly special setting.

This spacious detached chalet house boasts impeccably presented, versatile accommodation which has been designed to compliment a modern lifestyle with a welcoming entrance hall with its impressive bespoke staircase leading to beautifully bright and airy open plan living spaces, a generous kitchen/breakfast room, utility room, garden room, ground floor bedroom with en-suite shower room and a cloakroom. On the first floor there is a further mezzanine living space which leads to two generous bedrooms, each with en-suites, the principal room with a west facing balcony from where stunning views can be enjoyed.

The gardens are a delight providing a level of privacy and seclusion which is seldom achieved. There are wonderful terraces, perfect for alfresco entertaining and providing a perfect vantage point from which to enjoy the views of the sea which can also be seen from the more sheltered rear garden, through large picture windows in the living spaces. There is a wide driveway providing ample parking and access to the integral garage.

SITUATION

Cannongate Gardens, accessed from Cannongate Road, is an exclusive and peaceful cul-de-sac within reasonable walking distance of the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and 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 little further. 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.

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 VESTIBULE

Entered via a contemporary wood effect composite and double glazed door with opaque glazed panel, bamboo flooring, recessed lighting, radiator, door to cloakroom, glazed door to:

ENTRANCE HALL

Bamboo flooring, staircase to 1st floor with open oak treads and glazed balustrade with coordinating oak hand rail, double glazed picture window to front commanding magnificent views over Hythe, around the bay and to Dungeness in the distance, radiator, doors to kitchen, bedroom and open plan to:

DINING ROOM

Bamboo flooring, double glazed window to rear overlooking the garden, radiator, open plan to:

SITTING ROOM

Bamboo flooring, fireplace recess with freestanding multi fuel stove over a glass hearth, arched alcove to side, double glazed sliding patio doors opening to and overlooking the rear garden, double glazed sliding patio door with picture window to side opening to the front garden and from where magnificent views over Hythe, around the bay, to Dungeness and to the hills at Fairlight can be enjoyed, two radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek gloss finish and incorporating integrated Bosch dishwasher and deep pan drawers, square edged quartz worktop under mounted with deep ceramic one and a half bowl butlers sink with grooved drainer to side and mixer tap, inset with four burner Bosch induction hob, coloured glass up stands, Bosch stainless steel and illuminated extractor hood, two further banks of coordinating units incorporating Eyelevel Bosch oven and Bosch combi microwave oven with warming drawer beneath,

integrated full height fridge with icebox, pull-out larder cupboard, full height shelved storage cupboard, coordinating island unit with power point, recessed lighting, ceramic tiled flooring throughout, two double glazed picture windows to front each enjoying far reaching views over Hythe, around the bay to Dungeness and to the hills at Fairlight in the distance, radiator, glazed sliding pocket door to:

UTILITY ROOM

Range of base cupboard and drawer units incorporating recess and plumbing for washing machine with rolltop work surfaces inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, full height storage cupboard, pull-out shelved cupboard, ceramic tiled floor, extractor fan, radiator, door to:

GARDEN ROOM

Range of base cupboards with woodblock work surfaces, range of full height storage cupboards, double glazed window and casement door opening to the rear garden, door to integral garage.

BEDROOM

Bamboo flooring, range of fitted wardrobe cupboards, pair of full height bookshelves flanking a recess for a double bed, double glazed window to rear overlooking the garden, radiator, door to:

EN-SUITE SHOWER ROOM

Walk-in tiled shower enclosure with thermostatically controlled shower, close coupled WC, wash basin with mixer tap, vanity cupboard below and illuminated mirror, extractor fan, wall mounted heated ladder towel rail.

CLOAKROOM

Fitted with a contemporary suite comprising close coupled W.C., wash basin with mixer tap, double glazed window to front, radiator.





FIRST FLOOR

THE MEZZANINE

A generous space utilised as a second living area (could be converted back to an additional bedroom), bamboo flooring, double glazed picture window to front commanding a magnificent panoramic vista of the sea, around the bay to Dungeness and to the coast of France on a clear day, radiator, doors to:

BEDROOM

Bamboo flooring, range of fitted wardrobe cupboards concealed by sliding mirrored doors, shelved linen cupboard, pair of wall light points, double glazed Velux roof light to front commanding magnificent views over Hythe and of the sea, double glazed sliding patio doors to side enjoying a westerly aspect with views of Saint Leonards Church, to The Roughs, the hills at Fairlight and around the bay to Dungeness .

THE BALCONY

A generous composite decked terrace enclosed by glazed balustrade and providing the perfect vantage point from where to enjoy the stunning views.

EN-SUITE WET ROOM

Well fitted with a contemporary suite comprising walk-in shower enclosure with large rainhead shower, separate handheld attachment and glazed shower screen, pair of wall hung wash basins with mixer taps and flights of vanity drawers below, pair of illuminated mirrors above, close coupled WC, mosaic tiled floor, wall tiled to half height, double glazed window to rear overlooking the garden, heated ladder towel rail.

BEDROOM

Range of built-in wardrobe cupboards, bamboo flooring, double glazed Velux roof light to front enjoying views over Hythe, of the sea and to Dungeness, double glazed picture window to side enjoying views of the sea, radiator, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising P ended panelled shower bath with glazed shower screen, water spout, rain head shower and separate handheld attachment, wall hung wash basin with mixer tap, tiled splashback, close WC, tiled floor, double glazed window to rear, extractor fan, wall mounted heated ladder towel rail.

OUTSIDE

THE GARDENS

To the front of the house a generous driveway block paved in a herringbone design provides parking for numerous vehicles and access to the integral garage.

INTEGRAL GARAGE

Up and over door to front, fully shelved wall, power and light.

Alongside the drive is a generous expanse of lawn backed by a border planted with a variety of ornamental grasses, bamboo and yuccas amongst others, from where a central flight of steps leads down to a lower level of lawn which provides a delightfully secluded and sheltered area in which to relax and enjoy the evening sun. From here a pathway leads up to a generous terrace running across the front of the house, paved in Indian sandstone and providing a beautiful environment in which to relax and dine alfresco and from where glorious views of the whole of Hythe and around the bay can be enjoyed. The paving continues to the side of the house passing by a large rockery stocked with the appropriate plants and flanked by a lavender hedge to the right. The path continues across the rear of the house leading into the fruit/vegetable garden and greenhouse. Beyond the path is a further expanse of lawn edged by borders planted with a variety of mature shrubs, herbaceous and other plants with a yew hedge and magnificent hydrangea screening a woodland walk behind the borders, great fun for those with young children. The woodland walk reappears beneath the

boughs of a flowering cherry tree and returns to the lawn which is backed by a group of three silver birches, further shrubs including camelia, ginkgo and tree peony together with ornamental grasses. There is a further paved terrace beneath a timber framed pergola supporting an evergreen armandii clematis, climbing roses and wisteria providing a delightfully shady area in which to escape the sun. The path continues from the pergola leading to the fruit garden which is stocked with an abundance of raspberry canes, gooseberries, currants and an apple tree amongst others. This area also incorporates an aluminium framed greenhouse and a small herb garden returning to the Indian sandstone paved pathway leading across the rear of the house and giving access to the:

BOILER ROOM

Worcester gas fired boiler, pressurised hot water cylinder, water softener, shelving, power and light.

EPC Rating Band

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

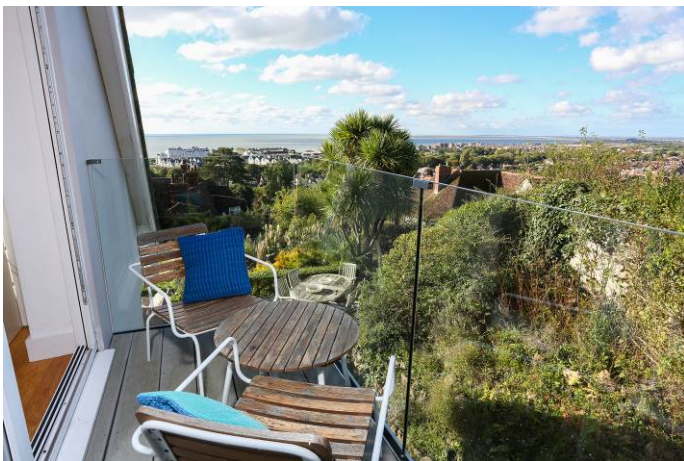
VIEWING

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



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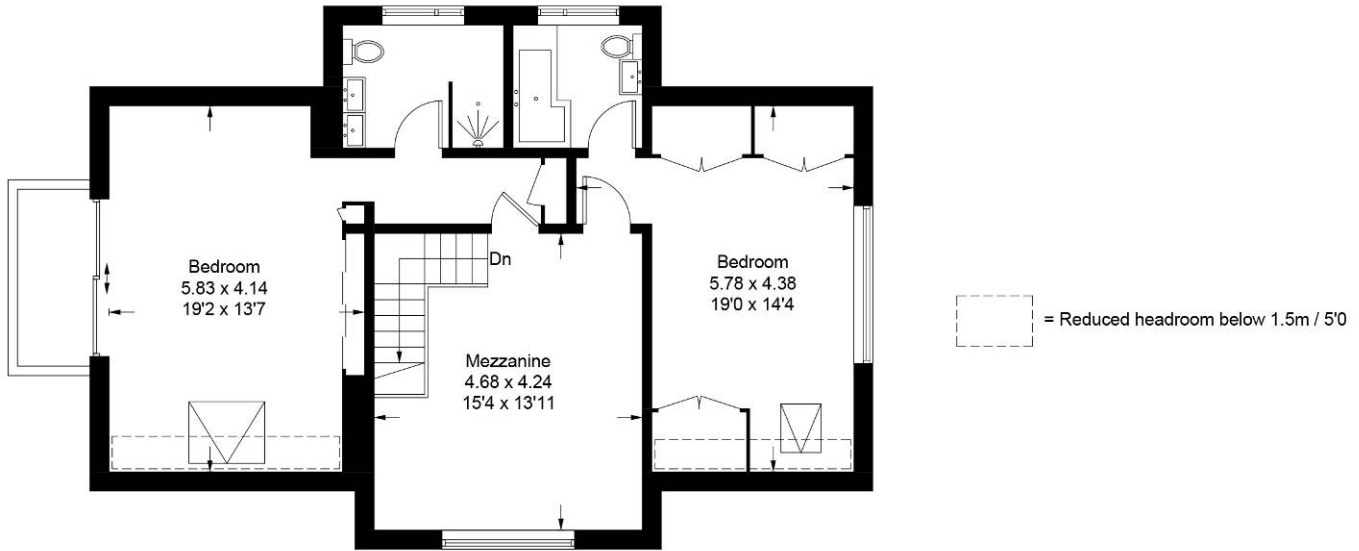




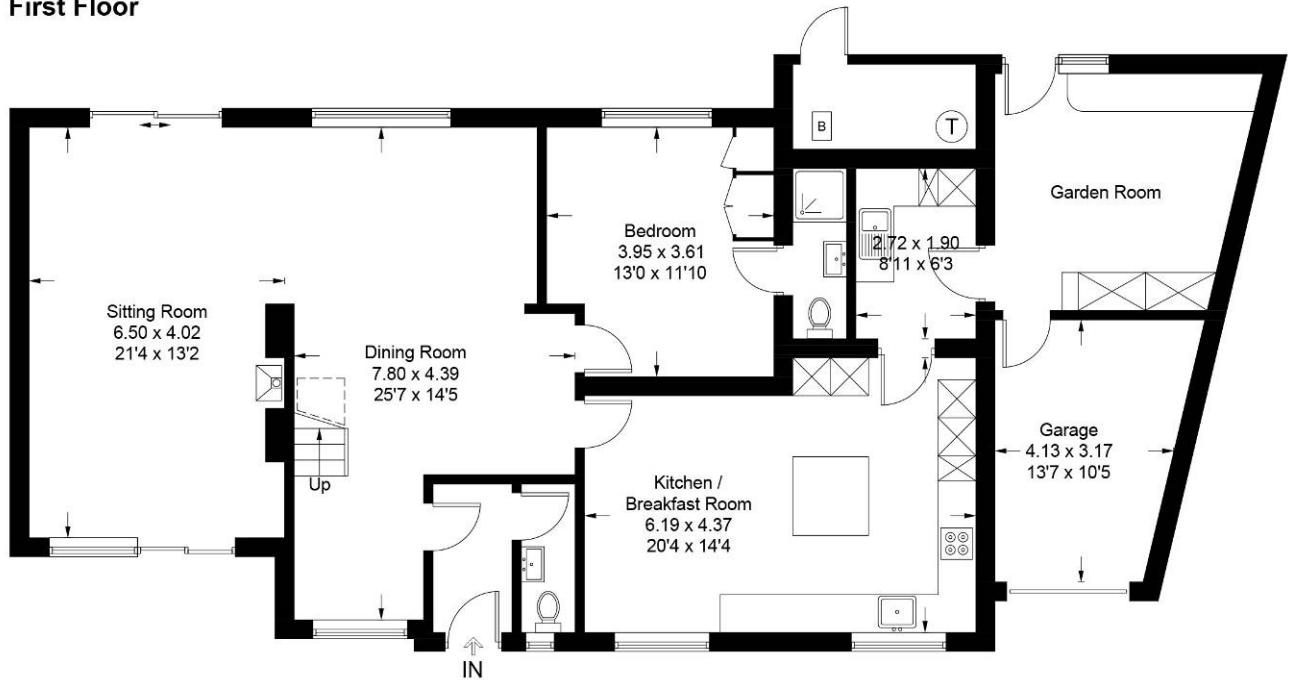


Cannongate Gardens, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 140.5 sq m / 1512 sq ft
(Including Garage)
First Floor = 78.8 sq m / 848 sq ft
External Store = 3.9 sq m / 42 sq ft
Total = 223.2 sq m / 2402 sq ft



First Floor



Ground Floor

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