



49 High Street, Hythe, Kent CT21 5AD



MALVERN HOUSE 10 CLIFF ROAD, HYTHE

£1,150,000 Freehold

An exceptional property in an exclusive location offering circa 3000 sq ft of impeccably presented accommodation. Comprising an open plan kitchen/dining/living space, 2 receptions, study, 5 bedrooms (2 en-suites), family bathroom, utility room. Delightful garden, wrap around balcony with south facing terrace, parking. EPC C.



Malvern House, 10 Cliff Road, Hythe CT21 5XE

**First Floor: Entrance Hall, Open Plan Kitchen/Dining/Living Area,
Sitting Room, Dining Room, Study,**

**Ground Floor: Principal Bedroom with Walk in Wardrobe and En-Suite Bathroom,
Four Further Bedrooms (one with En-Suite and Walk in Wardrobe),
Family Bathroom, Utility Room**

DESCRIPTION

Malvern House is an exceptional property offering circa 3000 square feet of impeccably presented accommodation. The house is enviably situated in an exclusive location and occupies a generous plot of approximately one third of an acre. On first impressions the house appears to be a substantial single storey dwelling but appearances can be deceiving as this substantial property has been cleverly designed to complement the environment and the full scale of Malvern House can only be fully appreciated from the rear. An impressive reception hall sets the theme for the rest of the house with its galleried stairwell and double doors opening to the impressive dining room and the stunning open plan kitchen/dining/living space, both with access to the wrap around balcony and south facing terrace with steps leading down to the garden. At garden level, four of the five bedrooms enjoy access to the garden, the principal bedroom suite with en-suite bathroom and walk-in wardrobe, four further bedrooms (one with en-suite shower room and walk in wardrobe) family bathroom and a utility room. There is also considerable scope to reconfigure the accommodation to create an annexe (subject to all necessary consents and approvals being obtained).

The gardens are a delight having been designed with relative ease of maintenance in mind, being delightfully secluded and incorporating various areas, ideal for alfresco dining and entertaining. There is also ample parking on the driveway to the front.

SITUATION

Malvern House is enviably situated on Cliff Road, an exclusive location on the hillside within reasonable walking distance (around 1.25 miles) from 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. The attractive, unspoilt seafront and long pebbly beach is a level walk away. There are a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre and Spa, cricket, squash, bowls 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 effect composite door, staircase to ground floor, double glazed window to side, access to cloaks cupboard, coved ceiling, recessed lighting, radiator, polished porcelain tiled floor, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Polished porcelain tiled floor throughout.

Kitchen/Dining area Well fitted with a comprehensive range of cupboards and drawer units incorporating integrated dishwasher, integrated freezer, pair of wine fridges, square edged quartz worksurface inset with ceramic 1 ½ bowl sink and drainer unit with mixer tap and food waste disposal unit, Bosch five burner gas hob with Bosch extractor hood above, coordinating splashback, coordinating wall cupboards, integrated eye level Bosch double oven, microwave and steamer, coordinating island unit, double glazed sash windows to rear (fitted with electric blinds) enjoying partial views over Hythe towards the sea, pair of double glazed doors with full height double glazed windows to either side giving access to the wrap around balcony and terrace, coved ceiling, recessed lighting, radiator, door to study.

Living Space Double glazed door with full height double glazed windows to either side giving access to the balcony, double glazed sash window to side (fitted with electric blinds), access to loft space, double doors back through to entrance hall, radiator.

STUDY

Worksurface with wall and floor cupboards, polished porcelain tiled floor, double glazed window to side, coved ceiling, recessed lighting, radiator.

WRAP AROUND BALCONY/TERRACE

Accessed from the living space and dining room is a large wrap around decked balcony, leading to a south facing decked terrace with a flight of steps leading down to the garden. Electric awning and heaters.

DINING ROOM

Bay with double glazed window to front fitted with plantation style shutters, double glazed door with full height double glazed windows to either side and further double glazed window to side fitted with plantation style shutters, coved ceiling, feature gas fireplace, coved ceiling, recessed lighting, radiator.

SITTING ROOM

Double glazed sash windows to front, access to loft space, engineered wood flooring, radiator.

CLOAKROOM

Close coupled WC, wall hung wash basin, obscure double glazed window, polished porcelain tiled floor, radiator.

LOWER GROUND FLOOR HALLWAY

Access to deep under stairs storage cupboard and airing cupboard housing the hot water cylinder, coved ceiling, recessed lighting, doors to:

PRINCIPAL BEDROOM

Double glazed door with double glazed windows to either side opening out onto the garden, further double glazed sash window to rear, coved ceiling, recessed lighting, radiator, door to walk in wardrobe and door to:

EN-SUITE BATHROOM

Walk-in twin size shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low level WC with concealed cistern, pair of circular wash basins with mixer taps set onto worksurface with vanity cupboards below and illuminated mirror above, freestanding bath with central mixer tap and handheld shower attachment, obscure double glazed sash window to rear, coved ceiling, extractor fan, recessed lighting, heated ladder towel rail.



BEDROOM 2

Double glazed door with double glazed full height windows to either side giving access to the garden, coved ceiling, radiator, door to walk in wardrobe, door to:-

ENSUITE SHOWER ROOM

Twin size shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, wash basin with mixer tap and vanity cupboard below and illuminated mirrored vanity cupboard above, obscure double glazed window to rear, coved ceiling, extractor fan, heated ladder towel rail.

BEDROOM 3

Built in wardrobe cupboard, double glazed door with double glazed full height windows to either side giving access to the garden, double glaze window to side, coved ceiling, radiator.

BEDROOM 4

Built in wardrobe cupboard, double glazed door with double glaze full height windows to either side giving access to the garden, coved ceiling, radiator concealed by decorative cover.

BEDROOM 5

Double glazed window to side, coved ceiling, radiator.

SHOWER ROOM

Walk-in shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, wash basin with mixer tap and vanity cupboard below, heated ladder towel rail, obscure double glazed window to side, recessed lighting, coved ceiling, extractor fan.

UTILITY ROOM

Work surface inset with stainless steel sink and drainer unit with mixer tap and cold

water filter tap, recess and plumbing for washing machine and tumble dryer, tiled splashbacks, coordinating wall cupboards (one housing the Potterton gas boiler) double glazed window to side, coved ceiling.

OUTSIDE

FRONT GARDEN

To the front of the house is a generous driveway providing off-road parking for numerous vehicles, where a pathway leads to the main entrance to the house and also to flights of steps leading down from either side of the property to the garden. The front garden is set behind mature hedging and timber fencing and is laid predominantly to lawn with specimen trees and shrubs for ornamentation.

REAR GARDEN

The garden to the rear of the property is well enclosed by close panelled timber fencing. Directly to the rear of the house is a covered decked veranda, beyond this the garden is laid extensively to lawn with various mature shrubs and borders planted with a variety of shrubs, herbaceous and other plants. Set within the garden is a beautiful ornamental pond which runs down to a further pond set within the covered veranda. Within the garden is a timber framed pergola, a further decked terrace to the side of the house, a covered outdoor games room and timber framed shed.

EPC Rating C

COUNCIL TAX

Band G approx. £3832.77 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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













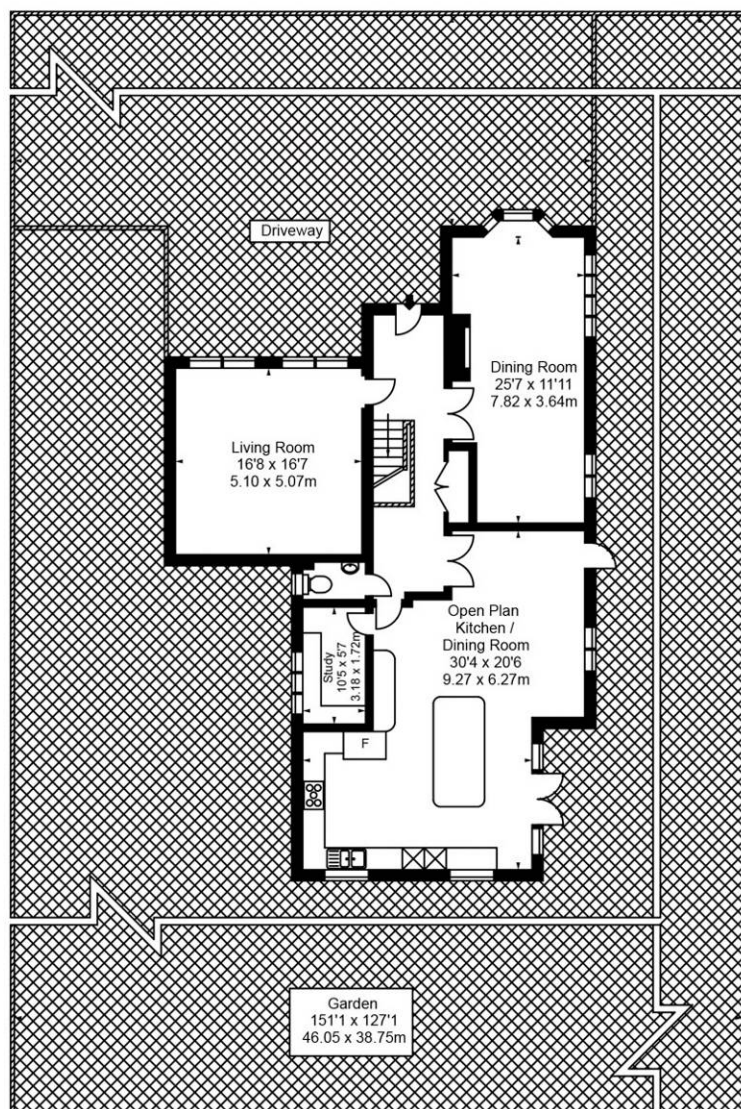
Malvern House, 10 Cliff Road, Hythe

Approximate Gross Internal Area :-

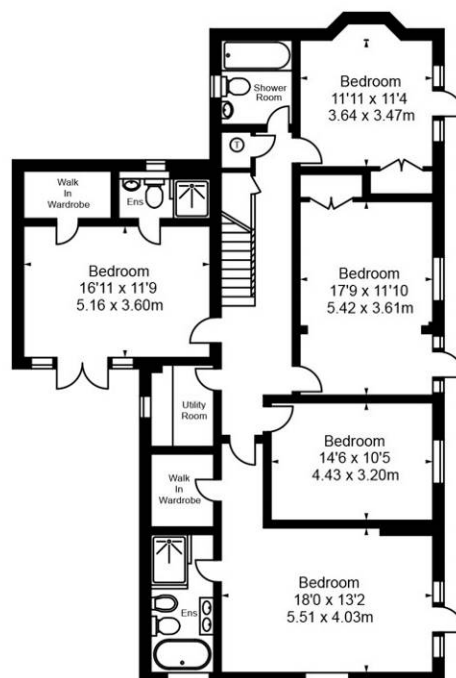
Ground Floor :- 134.28 sq m / 1445 sq ft

First Floor :- 144.87 sq m / 1559 sq ft

Total :- 279.15 sq m / 3004 sq ft



Ground Floor



First Floor

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