



49 High Street, Hythe, Kent CT21 5AD



**GREENACRE,
CLIFF ROAD, HYTHE**

£1,895,000 Freehold

An exceptional property, situated in an exclusive location from where it not only commands an enviable southerly panorama of the sea to the front but also of Sene Valley Golf Course to the rear. Providing 3198 sq ft of versatile 5 bedroom accommodation, designed to compliment a modern lifestyle. EPC C



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Greenacre, Cliff Road, Hythe CT21 5XQ

Entrance Hall, Inner Hall/Utility Area, Five Bedrooms (four with En-Suites, the principal bedroom also with Walk-In Wardrobe), First Floor Landing, Sitting Room open plan to Kitchen/Dining Room, Two Studies, Cloakroom, Sea Facing Terrace, Detached Garage, Ample Parking, EV Charging Point, Gardens

DESCRIPTION

This exceptional property is enviably positioned on a private road on Hythe's picturesque hillside, in one of the area's most exclusive locations, from where it commands a stunning southerly panorama with views from every room of the sea, around the bay to the west, to the coast of France on a clear day and to the rear, of the golf course.

Greenacre is an exceptional property which has been thoughtfully planned to provide spacious and versatile accommodation, designed to compliment a modern lifestyle and ensuring that the magnificent views of the sea can be enjoyed from every room. Designed and built for the current owner, the property was completed around five years ago, and was meticulously finished to a high specification with an exacting level of attention being paid to every detail. The result is a simply stunning home with accommodation totalling circa 3198 sq ft including a grand reception hall leading to the inner hall with utility area and providing access to five double bedrooms, four with en-suites, the principal room also with a walk-in wardrobe, bedroom 5 currently used as a snug. The first floor is an absolute delight with the beautiful landing opening to two studies (or additional bedrooms), a cloakroom and the splendid sitting room with its vaulted ceiling and floor to ceiling glazing uniting the space with the spectacular views. The sitting room is open plan to the dramatic kitchen/dining space with its comprehensive range of contrasting cabinetry, integrated Miele appliances, vast island and full wall of bi-folds opening to the 32ft south facing terrace from where spectacular sea views can be enjoyed.

The gardens lie largely to the south of the house with a generous paved terrace extending to a wide expanse of level lawn providing the perfect vantage point from which to enjoy the views and to relax and entertain alfresco. There is ample parking and a detached garage.

SITUATION

Greenacre 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 bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors' surgeries, dentists etc. The town is also well served by 4 supermarkets (including Waitrose). The Royal Military Canal is nearby, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is only 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. The town is well provided for 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 accessible 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 (13 miles) and Ashford International Passenger Station (14 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 contemporary timber effect composite door, polished porcelain tiled floor with underfloor heating, open tread oak staircase to first floor with glazed balustrade, full height double glazed window and roof light to front, door to deep walk-in coats/storage cupboard, open plan to:

INNER HALL incorporating utility area

Polished porcelain flooring throughout with underfloor heating, base cupboard with recesses and provision for washing machine and tumble dryer, square-edged quartz worktop undermounted with deep stainless steel sink with mixer tap, coordinating upstands, coordinating wall cupboards, full-height bank of coordinating shelved storage cupboards incorporating Vaillant gas-fired boiler and pressurised hot water cylinder, low-level feature lighting, recessed lighting, three double glazed windows to rear overlooking the garden, two double glazed casement doors with integral blinds opening to the garden, doors to:

PRINCIPAL BEDROOM

Central room divider providing the perfect position for a super king sized bed, in line with the suspended bay with double glazed windows to front from where far-reaching views of the sea can be enjoyed, recessed lighting, carpeted floor with underfloor heating, opaque double glazed window to side, sliding pocket doors to **walk-in wardrobe cupboard** and:

EN-SUITE BATHROOM

Panelled bath with mixer tap and thermostatically controlled monsoon shower with separate handheld attachment, glazed shower screen, wall hung WC with concealed cistern, wash basin with mixer tap, flight of vanity drawers below and illuminated mirror above, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, opaque double glazed window to rear, heated ladder rack towel rail.

BEDROOM

Engineered oak flooring with underfloor heating, recessed lighting, double glazed window to front, commanding far reaching views of the sea, door to:

EN-SUITE SHOWER ROOM

Well-fitted with a contemporary suite, comprising walk-in shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung washbasin with vanity drawers below, tiled floor with underfloor heating, tiled walls, inset with mirrored panel, recessed lighting, extractor fan, opaque double glazed window to rear, heated ladder rack towel rail.

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SNUG

Recessed lighting, double glazed window to the front enjoying views of the sea, carpeted floor with underfloor heating.

FIRST FLOOR LANDING

Polished porcelain flooring with underfloor heating, recessed lighting, double glazed picture window to rear enjoying views over the golf course, door to deep storage cupboard, housing manifolds for underfloor heating, doors to cloakroom, two studies and open plan to:

SITTING ROOM

Set in part beneath a vaulted ceiling with double glazed floor to ceiling window to front following the roofline and commanding panoramic views of the sea, to the coast of France on a clear day, recessed lighting, pair of double glazed windows to rear overlooking the golf course, polished porcelain flooring with underfloor heating, double-glazed bifold doors, opening to the terrace to the front from where glorious sea views can be enjoyed, open plan to:

KITCHEN/DINING SPACE

A generous space arranged in two defined sections, the dining area set beneath a vaulted ceiling, incorporating pair of double glazed, electronically operated Velux roof lights, double glazed picture window to rear overlooking the golf course, polished porcelain flooring with underfloor heating, double-glazed sliding patio doors spanning almost the full width of the wall, uniting the space with the kitchen which is well-fitted with a comprehensive range of base cupboard and drawer units, in a sleek modern finish and incorporating integrated dishwasher, pull-out recycling drawer and deep pan drawers, Corian work tops incorporating preformed sink with drainer and mixer tap, contrasting opaque glazed and illuminated wall cabinets, further bank of contrasting cabinets in a walnut finish incorporating full-height freezer, fridge and pull out larder cupboard with central bank of four Miele ovens including a steam oven and combi-microwave oven, large island with

base cupboards and deep pan drawers coordinating with those in the main part of the kitchen with Corian worktop incorporating pre-formed sink with mixer tap and inset with Miele induction hob with integrated extractor, the whole encompassed in part by a contrasting walnut breakfast bar with walnut faced cabinets beneath, polished porcelain flooring with underfloor heating, recessed lighting, double glazed windows to rear overlooking the golf course, double glazed window to front enjoying views of the sea.

THE TERRACE

The terrace is tiled in polished porcelain tiles coordinating with those which form most of the first floor, it enjoys a southerly aspect, is enclosed by glazed balustrade and is the perfect vantage point from which to enjoy the magnificent views of the sea and to the coast of France on a clear day.

STUDY 1

Polished porcelain flooring with underfloor heating, recessed lighting, double glazed sliding patio doors opening to a covered south facing balcony to the front which is enclosed by glazed balustrade and commands magnificent views of the sea.

STUDY 2

Access to loft space via a hatch fitted with a loft ladder, polished porcelain flooring with underfloor heating, recessed lighting, double glazed window to rear overlooking the golf course.

CLOAKROOM

Well fitted with a contemporary suite comprising wall-hung WC with concealed cistern, wash basin with mixer tap and vanity drawers below, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, opaque double glazed window to rear.





THE GARDENS

The garden to the front of the property is set behind a mature hedge with a generous driveway providing off-road parking for a number of vehicles and access to the garage. From the driveway, a flight of steps paved in black slate lead up to a generous south-facing terrace paved in the same material which provides the ideal environment for alfresco dining and entertaining and extends to the remainder of the garden which is occupied by a wide expanse of lawn with a magnificent specimen spruce tree. The paving extends to either side of the house leading to the rear of the property where there is a further terrace which is open to the golf course maintaining a feeling of space and openness.

DETACHED GARAGE

Of a generous size with electronically operated roller door to front, personal door to side, window to side, power and light.

EPC Rating Band C

COUNCIL TAX

Band E approx. £2,944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

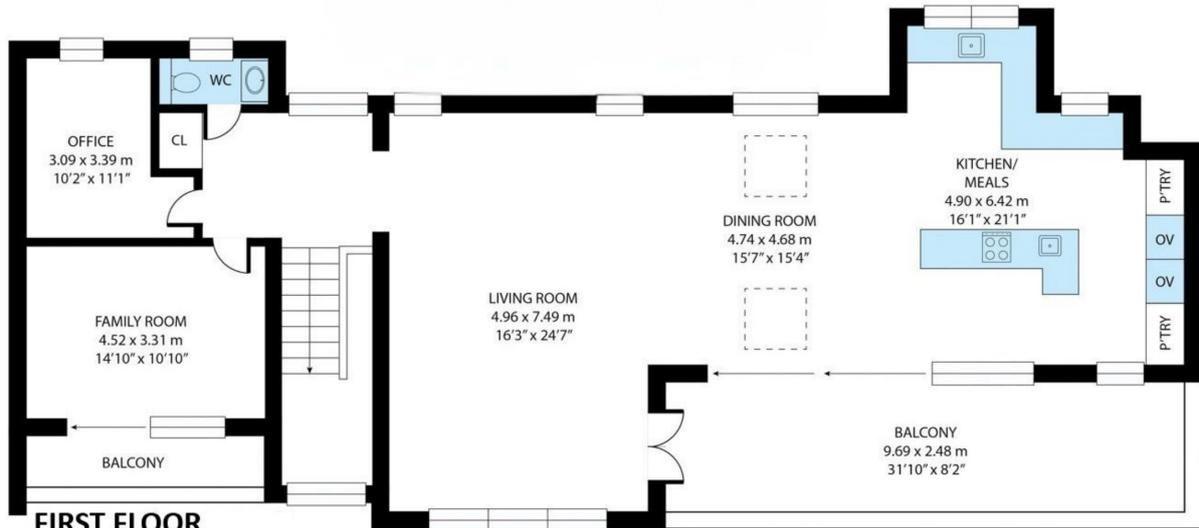


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GROUND FLOOR



FIRST FLOOR

Cliff Road, Hythe CT21, UK, , England, CT21

TOTAL APPROX. FLOOR AREA 3,198 SQ.FT - 297 SQ.M

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.