LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



SHEARWATER,
CLIFF ROAD, HYTHE

£895,000 Freehold

NO ONWARD CHAIN

In an exclusive location, backing onto Sene Valley Golf Course and commanding magnificent views of the sea, this substantial detached chalet bungalow enjoys two reception rooms, four bedrooms and two en-suites. It also benefits from a double garage, ample parking and delightful gardens. EPC C



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Shearwater,
Cliff Road, Hythe CT21 5XQ

Sun Room leading to Entrance Hall, Dining Room open plan to Sitting Room, Kitchen, Utility Room, Four Bedrooms (Two with En-Suite Shower Rooms), Bathroom,
Detached Double Garage, Ample Parking, Delightful Gardens

DESCRIPTION

In one of Hythe s most coveted locations from where it enjoys wonderful views of the sea, around Hythe Bay to Dungeness and of the coast of France on a clear day, this substantial detached chalet bungalow occupies a generous plot, backing directly onto the picturesque Sene Valley Golf Course, and enjoys versatile accommodation of particularly comfortable proportions, totalling circa 2055 square feet.

The property is entered via lovely sun room which opens into the generous reception hall leading to the dining room which is open plan to the sitting room with a large picture window framing the sea views. There is a contemporary kitchen to the rear with adjoining utility area, three double bedrooms (one with an en-suite shower room) and a bathroom completing the ground floor. On the first floor is a wonderful principal bedroom with sea facing Juliet balcony and en-suite shower room.

Shearwater is approached via a double width driveway which provides ample parking and access to the detached double garage. The property is surrounded by thoughtfully landscaped gardens to all sides which have been designed with ease of maintenance in mind and corporate various seating areas, ideal for alfresco dining and entertaining.

SITUATION

Shearwater 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 vibrant High Street offering a range of independent shops, boutiques, public houses, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). 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:

SUN ROOM
Of UPVC and double glazed construction with windows to two sides and entered via a pair of double glazed doors from where beautiful views of the sea can be enjoyed, tiled floor, set beneath a pitched polycarbonate roof, electric panel heater, obscured glazed door with obscured glass block windows to either side opening to:

RECEPTION HALL
Wood effect flooring, two built-in storage cupboards, built-in linen cupboard housing pressurized hot water cylinder, contemporary radiator, open tread staircase to first floor, doors to:

DINING ROOM
Coved ceiling, double glazed window to side, contemporary radiator, open plan to:

SITTING ROOM
Contemporary stone fireplace surround and hearth, incorporating a log effect fire, pair of wall light points, coved ceiling, double glazed windows to either side overlooking the garden, double glazed picture window to front overlooking the garden and from where far-reaching views of the sea can be enjoyed, contemporary radiator.

KITCHEN
Fitted with a range of base cupboard and drawer units incorporating freestanding dishwasher and deep pan drawers, square-edged worktops, inset with five burner gas hob and undermounted with stainless steel butlers sink with a grooved drainer at the side and mixer tap, coloured glass splashbacks, coordinating wall cupboards with extractor fan above the hob, one of the wall cupboards housing the gas-fired boiler, integrated eye-level oven, integrated fridge and freezer with full height shelved larder cupboard to side, tiled floor, coved ceiling double glazed window to rear, heated towel rail, glazed door to side opening to:

SIDE HALLWAY/UTILITY ROOM
Space and plumbing for washing machine, tiled floor, UPVC and obscure double glazed window and door opening to the garden.

BEDROOM
Wood effect flooring, coved ceiling, built-in wardrobe cupboard concealed by sliding mirrored doors, double glazed windows to side and rear overlooking the gardens radiator, folding door to:

EN-SUITE SHOWER ROOM
Tiled shower enclosure with Briston shower, low-level WC, localised tiling, obscured double glazed window to rear, radiator.

BEDROOM
Wood effect flooring, built-in wardrobe cupboard concealed by sliding doors, coved ceiling, double glazed windows to side and front overlooking the garden and enjoying views of the sea, radiator.

BEDROOM
Wood effect flooring, built-in wardrobe cupboard, further mirrored storage cupboard with shelving to side, coved ceiling, double glazed window to side, radiator.

SHOWER ROOM
Walk-in shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, tiled floor, largely tiled walls, shaver point, recessed lighting, obscured double glazed window to rear, heated towel rail, folding doors giving access to shelved linen cupboard.

FIRST FLOOR LANDING
Double glazed Velux roof light above the stairwell to the front, door to:

BEDROOM
Wood effect flooring, fitted wardrobe cupboards, recessed lighting, dormer with double glazed casement doors to opening to Juliet balcony to front from where views of the sea can be enjoyed and around Hythe Bay to Dungeness, further double glazed Velux roof light to front, dormer with double glazed window to rear looking towards the golf course, door to:



























EN-SUITE SHOWER ROOM
Shower enclosure with thermostatically controlled shower, low level WC, wall hung wash basin with mixer tap, tiled floor, tiled walls, recessed lighting, extractor fan, double glazed Velux roof light to side, heated ladder towel rail.

THE GARDENS
Shearwater occupies a generous plot with a wide frontage to a cliff road of approximately 115 feet. The property is approached via a double-width tarmacadam driveway providing off-road parking for a number of vehicles and access to the **DETACHED DOUBLE GARAGE** which is of prefabricated construction with up and over door to front, power and light.

A gate from the drive gives access to a paved pathway leading through the front garden to a generous decked terrace before the main entrance of the property, the perfect setting for alfresco dining and entertaining and from where to enjoy the wonderful views of the sea. The garden to the front of the property is designed for relative ease of maintenance being topped in a combination of slate chippings and shingle, dotted with various specimen shrubs including heathers, hebe, eucalyptus, acer, rhododendron and a palm tree amongst others. It also incorporates an attractive ornamental pond. To the side of the property is a long expanse of lawn backed by a sculpted border dotted with various specimen shrubs and broken by a pathway leading to a gate returning to Cliff Road and a stepping stone pathway running along the side of the property leading to the **rear garden** where there is a timber framed storage shed, a generous paved terrace and a further expanse of lawn. The path continues across the back of Shearwater to the opposite side where the garden is tiered and again designed for ease of maintenance, incorporating an elevated seating area topped in astroturf and providing the perfect vantage point from which to enjoy the beautiful views of the sea.

EPC Rating Band C

COUNCIL TAX
Band F approx. £3,620.84 (2026/27) Folkestone & Hythe District Council.

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



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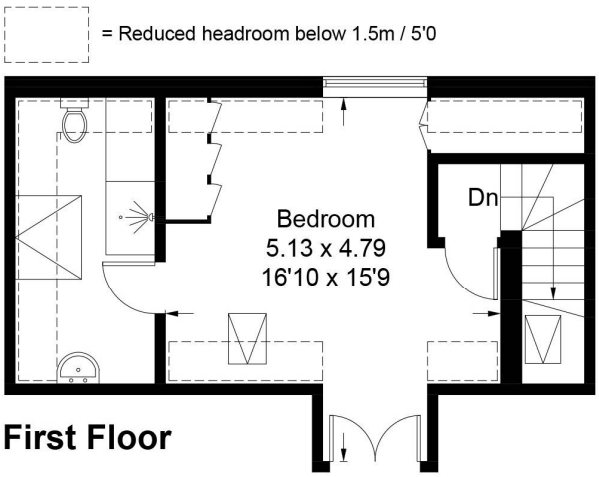
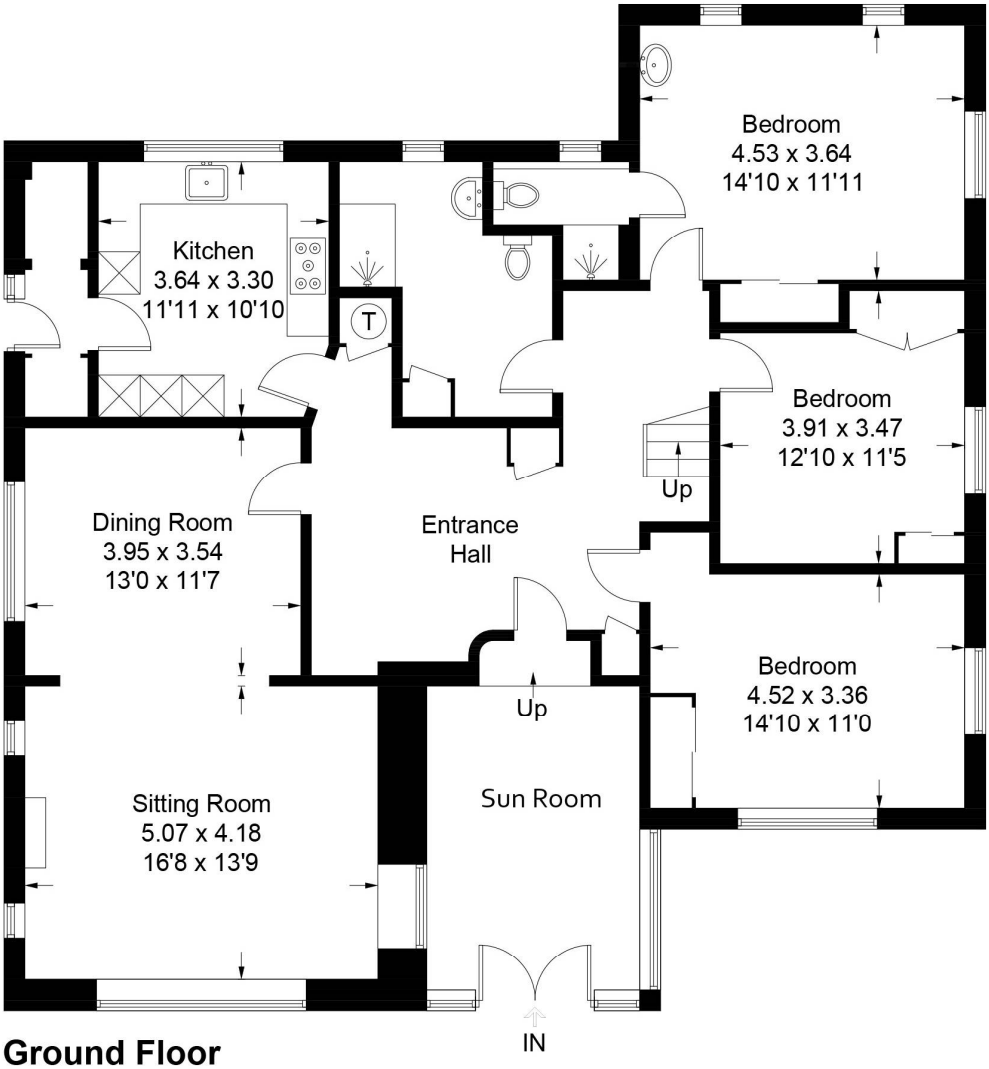
Shearwater, Hythe, CT21

Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft





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