



49 High Street, Hythe, Kent CT21 5AD



**UPLANDS CORNER,
27A HILLCREST ROAD, HYTHE**

£875,000 Freehold

In an exclusive location from where it commands stunning views over Hythe and of the sea, this beautifully presented detached three bedroom house has been the subject of a programme of extension and refurbishment with meticulous attention to detail throughout. Garage, parking, pretty gardens. EPC C



Uplands Corner

27a Hillcrest Road, Hythe CT21 5EU

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room, Kitchen,
Pantry, Cloakroom, Covered Veranda
Three Double Bedrooms, Bath and Shower Rooms,
Garage, Parking, Gardens to Front, Side and Rear.**

DESCRIPTION

Uplands Corner occupies a prime position from where the property commands a magnificent southerly vista with some particularly fine views over Hythe, of the sea and around the bay to Dungeness to the west.

The house has been the subject of an extensive programme of refurbishment and a thoughtfully planned ground floor extension. Plans have also been approved for an attic conversion should a purchaser desire additional space in the future. The beautifully presented accommodation, which is of particularly comfortable proportions, is largely concentrated to the southern side of the house in order to maximise the light and views and comprises a generous entrance hall leading to the double aspect open plan reception room with superb fireplace and wood burning stove. This space is open plan to the recently constructed garden room with expansive glazing uniting the space with the views and leading to the contemporary veranda. This is a stunning outside room designed for year round use, make the most of winter sunshine and providing some welcome shade in the summer months. The well fitted kitchen/breakfast room leads to a large pantry and there is also a cloakroom on the ground floor. The first floor comprises three double bedrooms, all with views, a bathroom and a shower room.

The house occupies a good plot with a wide frontage to Hillcrest Road and is set behind a mature evergreen hedge affording a great deal of privacy. There are delightfully secluded, pretty gardens to three sides and to the far end of the rear garden is a summer house and decked terrace affording magnificent views over Hythe, Romney Marsh and around the bay to Dungeness.

SITUATION

The property is situated in a particularly desirable location, within a short walk of the centre of Saltwood village, with its pretty village green, local shop, cafe, public house, historic church and castle. There are two excellent primary schools also within a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops and restaurants is also within a pleasant walk or short drive of the property. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and opaque double glazed door, tiled floor, panelled and glazed door to:

ENTRANCE HALL

Tiled floor, staircase to 1st floor with polished timber moulded handrail, block and banister rails and terminating in a coordinating newel post, under stairs storage cupboard, built-in cloaks cupboard, wall light point, coved ceiling, panelled and glazed doors to:

SITTING ROOM

A generous space spanning the width of the property and incorporating an attractive contemporary limestone fireplace surround inset with a sealed woodburning stove within a granite surround and above a granite hearth, coved ceiling, double glazed window to side fitted with folding plantation style shutters, double glazed sliding patio doors opening to and looking beyond the open veranda to the rear from where far reaching views over Hythe, of the sea and around the bay to Dungeness can be enjoyed, radiator, sliding pocket doors to the kitchen, open plan to:

GARDEN ROOM

Tiled floor, floor to ceiling glazing overlooking the garden and commanding panoramic views around the bay and to Dungeness, double glazed sliding patio doors opening to the veranda, contemporary vertical column radiator.

THE VERANDA

A stunning contemporary structure providing the perfect environment in which to relax and dine alfresco, the veranda has been recently added to the property and is set beneath a flat roof with double glazed roof light, composite decking and enclosed by glazed balustrade, composite decked flight of steps leading to the garden, two wall light points.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and space for freestanding stove, square edged wood block worktops inset with one and a half bowl sink and drainer unit, tiled splashback, wall shelving, timber effect flooring, two double glazed Velux roof lights to front, double glazed window to front fitted with folding plantation style shutters, radiator, door returning to entrance hall, door to:

PANTRY

Comprehensive wall shelving, cupboard housing wall mounted Worcester gas fired boiler, obscured double glazed window to side, panelled and double glazed door to front, timber effect flooring.

CLOAKROOM

Fitted with a contemporary suite comprising close coupled WC and wash basin with vanity drawer below, plumbing for washing machine, tiled floor, extractor fan, obscured double glazed window to front fitted with folding plantation style shutters.

FIRST FLOOR LANDING

Double glazed window to side fitted with folding plantation style shutters, built-in shelved linen cupboard housing factory lagged hot water cylinder, hatch fitted with a loft ladder accessing the loft space, doors to:

BEDROOM

Built-in wardrobe cupboard, double glazed window to side fitted with folding plantation style shutters, double glazed picture window to rear commanding panoramic views over Hythe, of the sea and around the bay to Dungeness in the distance, radiator.

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Built-in wardrobe cupboard, double glazed window to side fitted with folding plantation style shutters, double glazed picture window to rear commanding panoramic views over Hythe, of the sea and around the bay to Dungeness in the distance, radiator.





BEDROOM

Double glazed windows to front and side fitted with folding plantation style shutters, radiator.

BATHROOM

Fitted with a contemporary suite comprising a panelled bath within a tiled surround and fitted with mixer tap with handheld shower, close couple WC, wash basin with mixer tap and vanity cupboards below, illuminated circular mirror above, obscured double glazed window to front .

SHOWER ROOM

Shower enclosure fitted with Triton shower, low level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, obscured double glazed window to front fitted with folding plantation style shutters, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a brick wall and mature evergreen hedge with a central paved pathway leading to the main entrance to the property, the path continues to the right giving access to a gate leading to the side and rear gardens and to the left is a **driveway providing off-road parking** and access to the:

GARAGE

Recently constructed and of a generous size, electronically operated up and over door to front, personal door to rear, power and light.

SIDE GARDEN

The garden to the side of the property is enclosed by fencing and hedging and incorporates a generously sized timber framed and glazed summer house with a shingled and decked seating area before it. A pathway continues past a mature wisteria festooning the side elevation of the house and leading to the:

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is laid extensively to lawn edged by borders planted with a variety of shrubs, herbaceous and other plants including camellia, choisya, oleander and roses amongst others. To the far end of the garden is an octagonal timber framed summer house which is supplied with power and lighting and enjoys a further deck terrace before it, the perfect vantage point from which to enjoy the south-westerly aspect over Hythe and around the bay to Dungeness.

EPC Rating Band C

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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Hillcrest Road, Hythe, CT21

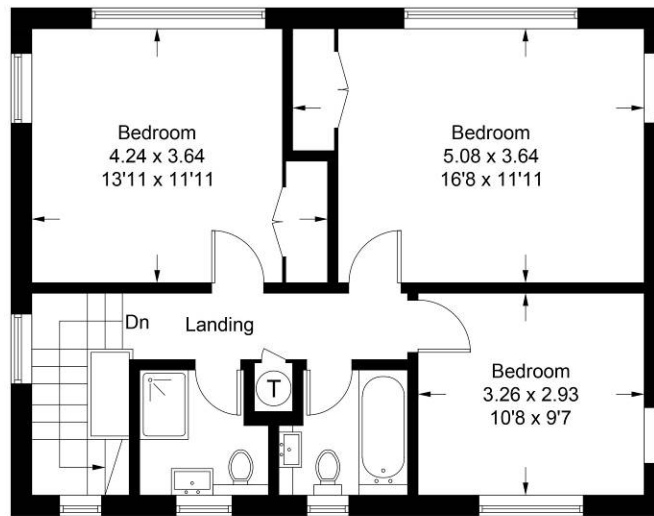
Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft

Garage = 18.3 sq m / 197 sq ft

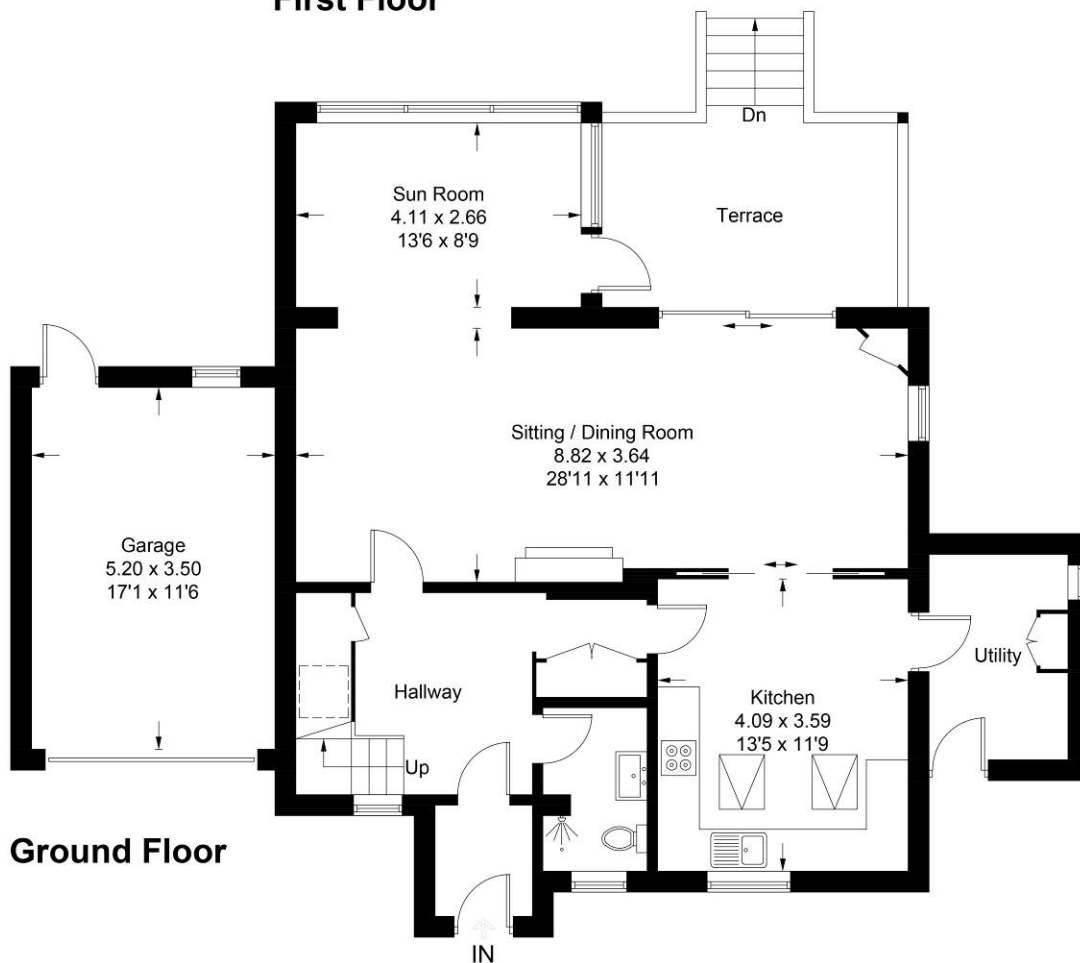
Total = 164.2 sq m / 1767 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068391)