



49 High Street, Hythe, Kent CT21 5AD



**OVERBURY  
17 CHURCH HILL, HYTHE**

**£695,000 Freehold  
No Onward Chain**

In the heart of Hythe, this enchanting Grade II Listed period house is a true hidden gem. The house enjoys beautiful views to the sea, 2 reception rooms, a conservatory, generous kitchen/breakfast room, 4 bedrooms (1 en-suite), a delightfully secluded south facing garden and a garage.



# **Overbury**

## **17 Church Hill, Hythe**

### **CT21 5EG**

**Entrance Porch, Sitting Room, Dining Room,  
Kitchen/Breakfast Room, Conservatory, Cellar,  
Four Bedrooms (one with En-Suite Shower Room), Bathroom,  
South Facing Garden, Garage**

#### **DESCRIPTION**

Overbury is a true hidden gem situated in the heart of Hythe, nestled on the picturesque lower hillside on a pretty lane lined with hollyhocks throughout the summer months. This enchanting Grade II Listed property is set behind a high ragstone wall affording a great deal of privacy to the house. A gate set within the wall opens to the delightfully secluded, south facing cottage garden, the perfect vantage point from which to appreciate the handsome double fronted ragstone facade with a later addition to the east side, pretty central porch and a beautiful Marston & Langinger conservatory.

The house, which dates to the 1800 s, exudes charm and character with a wealth of original features throughout including joinery, fireplaces and other architectural details. The attractively presented accommodation, which of particularly comfortable proportions, comprises a welcoming entrance porch opening to the charming sitting room with its cosy woodburning stove. Beyond this to the west side of the house is the atmospheric dining room and to the east side, the beautifully equipped kitchen/breakfast room with Aga, bespoke cabinetry and a stable door opening to the conservatory which successfully unites the house with the garden. On the first floor there are two double bedrooms, both enjoying views over Hythe and of the sea and a generously sized bathroom. The second floor comprises two further double bedrooms, one with an en-suite shower room and both enjoying views to the sea. Unusually, there is the added benefit of a cellar with an original well, a space utilised by the current owners as a utility room.

The garden is truly a delight having been lovingly created by the current owners to provide a tranquil environment planted for year-round interest and incorporating a generous south facing terrace, the perfect vantage point from which to enjoy the garden and the views. Overbury also benefits from a garage, which, whilst detached from the house, is just moments away, a rare commodity to be found in this central Hythe environment.

#### **SITUATION**

Forming part of the desirable conservation area on Hythe s picturesque lower hillside, lined with hollyhocks throughout the summer and leading straight down the hill to the town centre, Church Hill leads onto Great Conduit Street (Hythe s shortest road) and directly into the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE PORCH**

Of timber framed and glazed construction beneath a leaded roof, quarry tiled floor, pair of panelled doors with leaded and stained glass lights opening to:

### **SITTING ROOM**

Wood burning stove set upon a quarry tiled hearth within a brick fireplace reveal set beneath an oak bressummer beam, sash window to front fitted with original folding shutters from where views over the rooftops of Hythe and to the sea can be enjoyed, staircase to 1st floor with polished timber moulded handrail, square banister rails and terminating in a square chamfered newel post with a turned finial, door giving access to staircase leading to the cellar, door to kitchen and door to:

### **DINING ROOM**

Attractive stripped pine fireplace surround with cast iron insert and Georgian hob grate, fitted cupboards to recess to side, polished timber floorboards, exposed timbers to one wall, sash window to front fitted with folding shutters and enjoying views over rooftops to the sea, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of bespoke cabinetry comprising base cupboard and drawer units with space and plumbing for dishwasher and fridge, square edged woodblock worktops under mounted with double ceramic sink with mixer tap and grooved drainers to side, coordinating wall cabinets and plate rack, fireplace recess housing gas fired green enamelled Aga, built-in shelved storage cupboard, sash window and timber panelled and glazed stable door opening to and looking through the conservatory to the garden beyond.

### **CONSERVATORY**

A Marston and Langinger addition of timber framed and glazed construction above a brick built base and set beneath a pitched double glazed roof, exposed ragstone walls, tiled

floor, windows to two sides and casement door opening to and overlooking the garden.

### **FIRST FLOOR LANDING**

Polished timber floorboards, staircase continuing to 2nd floor, sash window to rear, radiator, doors to:

### **BEDROOM**

Painted timber fireplace surround with cast iron Georgian hob grate with pair of wardrobe cupboards built into recesses to either side with decorative arched doors, wide polished timber floorboards, sash window fitted with folding panelled shutters with stained glass inserts from where views over Hythe and of the sea can be enjoyed, radiator.

### **BEDROOM**

Wide polished timber floorboards, brick built fireplace opening, sash window to rear from where far reaching views over rooftops and of the sea can be enjoyed, radiator.

### **BATHROOM**

Wide polished timber floorboards, freestanding roll top cast iron bath raised on claw and ball feet and fitted with a mixer tap with handheld shower, low level WC, pedestal wash basin, pair of sash windows to rear enjoying views over Hythe and of the sea, further sash window to side fitted with folding shutters, heated linen cupboard housing factory lagged hot water cylinder, radiators.

### **SECOND FLOOR LANDING**

Built-in storage cupboards with panelled pine doors, polished timber floorboards, dormer with sash window to rear commanding far reaching views over Hythe and of the sea, radiator, doors to:

### **BEDROOM**

Full wall of wardrobe/storage cupboards, built-in bookshelves, dormer with sash window to rear commanding for reaching views over Hythe and of the sea, radiator.



## BEDROOM

Wide polished timber floorboards, dormer with sash window to rear commanding far reaching views over Hythe and of the sea, radiator, door to:

## EN-SUITE SHOWER ROOM

Painted timber floorboards, walk-in shower enclosure with sash window to side fitted with folding shutters, low level WC, pedestal wash basin, built-in storage cupboards, radiator.

## CELLAR

Within the cellar is an original well. Plumbing for washing machine, wall shelving, power and light, window to rear.

## THE GARDEN

Spanning the width of the rear of the property is an attractive paved terrace backed by a border planted with mature roses and providing a delightful environment in which to relax and dine alfresco and from where to enjoy the beautiful views. To the side of the terrace are mature shrubs including a mahonia and a variegated holly. A central flight of steps leads to the main area of the garden which has been thoughtfully planted with a wide variety of shrubs,

herbaceous and other plants in deep borders interspersed by meandering lawned pathways. There are some beautiful specimens including sambucas, acers, ornamental grasses, euphoria, roses and many others. At the end of the garden there is also a beautiful ornamental pond stocked with the appropriate aquatic plants. A timber framed pergola supporting a climbing rose and an evergreen jasmine leads to a ledge and braced gate which opens on to Church Hill. Garden shed and separate wood store shed.

## THE GARAGE

The property benefits from a garage which is detached from the house but seconds away from it, a rare commodity in the heart of Hythe. The garage has an up and over door to the front. The garage is held on a 999 year lease which commenced in 1992.

## COUNCIL TAX

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

## VIEWING

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



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# Church Hill, Hythe, CT21 5EG

Approximate Gross Internal Area :-

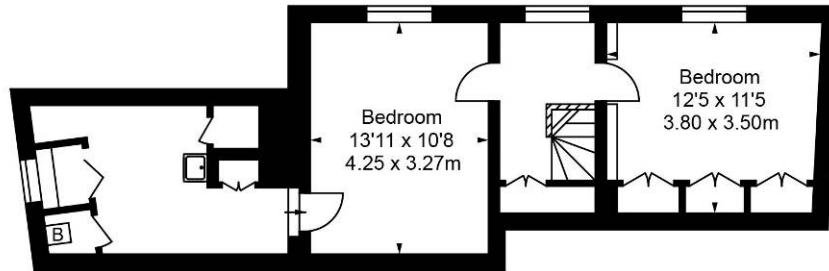
Basement :- 9.54 sq m / 103 sq ft

Ground Floor :- 74.15 sq m / 798 sq ft

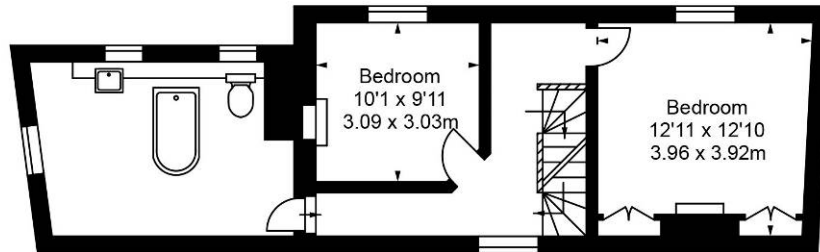
First Floor :- 51.51 sq m / 554 sq ft

Second Floor :- 48.58 sq m / 523 sq ft

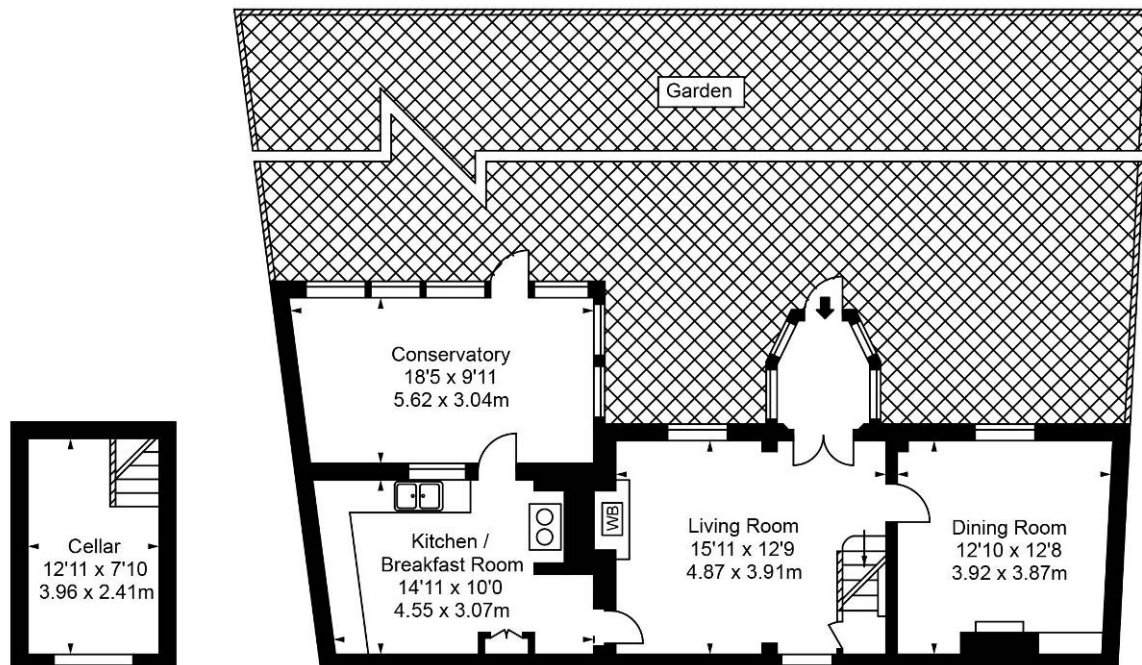
Total :- 183.78 sq m / 1978 sq ft



**Second Floor**



**First Floor**



**Basement**

**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)