



49 High Street, Hythe, Kent CT21 5AD



**ROSINGS**  
**7 LOWER BLACKHOUSE HILL, HYTHE**

**£850,000 Freehold**  
**NO ONWARD CHAIN**

Delightfully situated in a secluded setting on Hythe's picturesque lower hillside, close to the centre of the town, a substantial detached family home offering versatile living accommodation with 3 reception rooms, kitchen/breakfast room, conservatory, 4 bedrooms (3 en-suite), double garage, parking, gardens. EPC B



**Rosings**  
**7 Lower Blackhouse Hill**  
**Hythe CT21 5LS**

**Entrance Hall, Sitting Room open plan to Dining Room, Snug, Conservatory,  
Kitchen/Breakfast Room, Utility Room, Cloakroom,  
First Floor Landing, Principal Bedroom with Mezzanine Floor and En-Suite  
Bathroom, Three Further Bedrooms, Two with En-Suites, Study, Bathroom,  
Integral Double Garage, Parking, Gardens**

**DESCRIPTION**

Rosings is a substantial detached family home set in a plot of approximately one quarter of an acre and situated at the end of a pretty lane in a delightfully secluded setting. This attractive house has been thoughtfully extended over the years to provide spacious and versatile accommodation which has been designed to compliment a modern lifestyle.

The accommodation comprises a welcoming entrance hall leading to the south facing sitting room which leads to a separate snug and is open plan to the dining room. There is a particularly generous kitchen/breakfast room with a smart modern kitchen installation and adjoining utility room. The large conservatory to the rear provides a lovely additional space which unites the house with the garden. There is also a cloakroom. On the first floor there is a generous landing leading to four double bedrooms (three of which are en-suite, the principal with a mezzanine floor and lovely views over Hythe and towards the sea), a study and a bathroom.

Outside there is parking on the driveway to the front which leads to the integral double garage, a pretty courtyard garden to the side and a generous south facing garden to the rear with a modern decked terrace providing a perfect area for alfresco dining and extending to the expansive lawn and outbuilding. The house also benefits from sixteen solar panels.

**SITUATION**

Rosings is conveniently situated on Lower Blackhouse Hill, a well regarded tucked away spot on the lower hillside, only a 5 minute walk on the flat to 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 and the attractive, unspoilt seafront and long pebbly beach is a level walk away. 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. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

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). 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 an oak panelled and obscured leaded light glazed door, tiled floor, staircase to 1st floor with wrought iron balustrade and polished timber handrail, coved ceiling, radiator, obscured glazed double doors to kitchen/breakfast room, obscured glazed door to:

### **SITTING ROOM**

Ceramic tiled flooring, raised contemporary electric fire with decorative wrought iron detail beneath, coved ceiling, bi-folding doors opening to and looking through the conservatory to the garden beyond, radiator, obscured glazed double doors to the snug and open plan to:

### **DINING ROOM**

Ceramic tiled flooring, coved ceiling, double glazed window to front, double glazed casement doors opening to courtyard garden to the side and enjoying an open aspect to the grounds of The Mill, radiator.

### **THE SNUG**

Raised contemporary electric fire with decorative wrought iron detail beneath, coved ceiling, double glazed window to side, bi-folding doors opening to and looking through the conservatory to the garden beyond, radiator.

### **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof with ceiling fan, ceramic tiled flooring, double glazed windows to three sides, pair of casement doors and further door opening to the decked terrace to the rear, radiator.

### **KITCHEN/BREAKFAST ROOM**

A generous space in part set beneath a vaulted ceiling with four double glazed Velux roof lights, well fitted with a comprehensive

range of base cupboard and drawer units in a sleek contemporary style incorporating deep pan drawers and an integrated Bosch dishwasher, square edged corian worktops inset with 1 ½ bowl sink and drainer unit with mixer tap and four burner Neff halogen hob with glass splashback, coordinating wall cupboards and stainless steel extractor hood above the hob, integrated eyelevel Bosch double oven/grill, tiled flooring throughout, plumbing for American style fridge/freezer coved ceiling, obscured glazed doors to conservatory, double glazed windows to rear overlooking the garden, contemporary vertical radiator, radiator, door to garage, door to:

### **UTILITY ROOM**

Base cupboards with recesses and provision for washing machine and tumble dryer beneath a rolltop timber effect worksurface inset with stainless steel sink and drainer unit with mixer tap, wall cupboards, full height storage cupboard, tiled floor, extractor fan, coved ceiling, obscured double glazed window to front, obscured double glazed door to front.

### **CLOAKROOM**

Well fitted with a contemporary suite comprising low-level WC, corner wash basin, tiled floor, tiled walls, obscured double glazed window to front, radiator.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, access to loft space, coved ceiling, access to storage cupboard, radiator, doors to:

### **PRINCIPAL BEDROOM**

Fitted wardrobe cupboards, double glazed windows to rear and side enjoying views over Hythe, radiator, open through to en-suite bathroom, paddle staircase to mezzanine level double glazed apex windows, recessed lighting.





### **EN-SUITE BATHROOM**

Bath with central mixer tap set into tiled surround, shower enclosure with thermostatically controlled shower, low-level WC, pair of pedestal wash basin, coved ceiling, double glazed window to rear, timber effect flooring, extractor fan, radiator, heated ladder towel rail.

### **BEDROOM 2**

Double glazed window to side, fitted wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, radiator, sliding door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower low level WC, pedestal wash basin, localised tiling, extractor fan.

### **BEDROOM 3**

Double glazed window enjoying views over Hythe, access to eaves storage, radiator, sliding door through to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, obscured double glazed window to side, extractor fan, radiator.

### **BEDROOM 4**

Double glazed window with views over Hythe, coved ceiling, access to built-in wardrobe cupboard, radiator.

### **STUDY**

Obscured double glazed window to front.

### **BATHROOM**

Panelled bath with mixer tap and electric shower over, glazed shower screen, low-level WC, pedestal wash basin, double glazed window to front, timber effect flooring, radiator.

### **FRONT GARDEN**

The garden to the front of the property is largely block paved for ease of maintenance providing off-road parking for a number of vehicles and continues to a gravelled courtyard garden to the side of the house which is accessed from the dining room. A pathway continues from here to the:

### **REAR GARDEN**

Directly to the rear of the house and spanning the width of the property is a generous composite decked terrace with tension set wire and stainless steel balustrade. From here a flight of steps lead to the remainder of the garden which is laid extensively to lawn and is well enclosed by close boarded timber panelled fencing. The lawn is dotted with various mature shrubs and specimen trees including a yew, bay and laurel and to the far corner of the garden is a useful **OUTBUILDING** with connected utilities. Currently used for storage and with potential to repurpose as office or annex. (subject to all necessary consents and approvals being obtained). Timber framed garden shed.

### **INTEGRAL DOUBLE GARAGE**

Electronically operated up and over door to front, power and light, wall mounted Worcester gas fire boiler, pressurised hot water cylinder, workings for the solar panels, obscured double glazed door to the garden.

### **EPC Rating B**

### **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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# Rosings, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 156.3 sq m / 1682 sq ft (Including Garage)  
First Floor = 105.7 sq m / 1138 sq ft  
Total = 262.0 sq m / 2820 sq ft



 = Reduced headroom below 1.5m / 5'0"

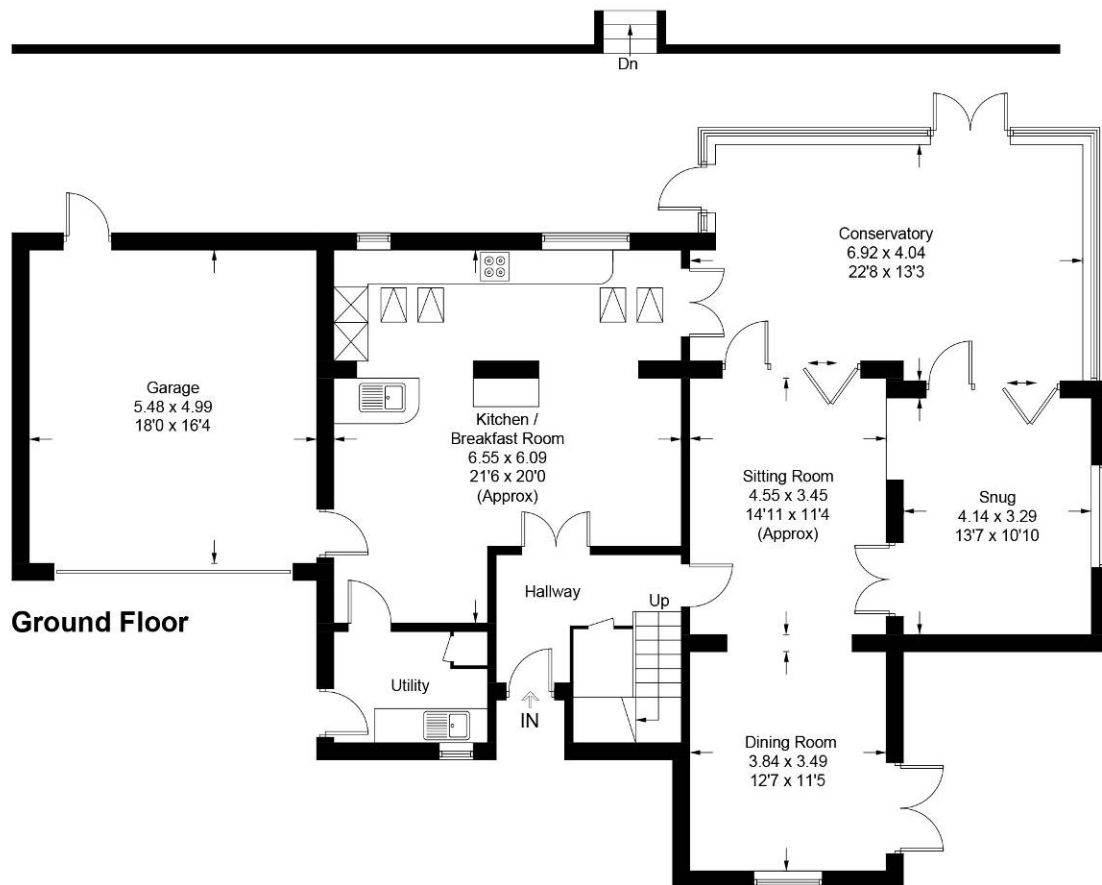


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