



DYMCHURCH ROAD, HYTHE

Guide Price: £650,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



**Cade Cottage,
Dymchurch Road
Hythe CT21 4ND**

DESCRIPTION

Cade Cottage is an attractive detached period Cottage which has been in the family for 50 years. Construction, is painted brick and ragstone with Dormer windows under a Kent peg tiled roof. The property is full of character and charm and boasts many period features such as Inglenook fireplaces, attractive latch doors, painted exposed beams and brick work, complemented with attractive casement windows.

The property sits back in its generous plot of about half an acre, and within the grounds you'll find two very useful outbuildings along with well stocked planting.

SITUATION

Cade Cottage is located a little over a mile West of the popular Cinque Port town of Hythe, which offers a quaint high street with individual shopping, a good selection of restaurants/public houses, wine bars, coffee shops, three supermarkets including Sainsburys, Aldi, and Waitrose.

Recreation facilities include a good selection of golf courses, Hythe Imperial Leisure Golf & Spa Hotel, bowls, squash, cricket, tennis, football, swimming pool, fishing sailing and water sports can be found along the coast.

The property is also ideally placed between the stunning Martello sailing and fishing lake and the Royal Military canal which enjoys pleasant walks and cycling and leads to the microbrewery "Unit One" to the West and Hythe itself to the East.

Other attractions in and around the area, are Port Lympne Wildlife Park, Romney, Hythe & Dymchurch miniature light railway, which takes you from Hythe through to Dungeness.



Transport links are excellent with the M20 linking in to the M25 and other motorway networks. Railway stations can be found at Westenhanger and Saltwood, with the high-speed train service operating Folkestone Central and Folkestone West into London St Pancras in less than an hour. Eurotunnel and the port of Dover provide services to the Continent.

FEATURES

- Entrance porch, hardwood latched door, double aspect casement windows.
- Inner hall, under stairs storage cupboard.
- Sitting Room, Inglenook fireplace, wood burner, painted beams, tiled flooring.
- Kitchen/ Dining room, range of bespoke oak fronted base units, butler sink, tiled work surfaces, leisure range gas cooker, Inglenook fireplace, painted beams and walls, tiled flooring, latched door.
- Family room/Bedroom 3, painted ragstone walls, casement window, storage cupboards.
- En Suite shower room, with WC, hand basin, terracotta tiled flooring.
- Utility Area, China sink, wooden work surface with storage under, tiled floor, and door to rear garden.
- WC/ laundry room, hand basin, wooden work surface with space and plumbing for washing machine.
- Pantry, shelving, space for fridge, tiled flooring.
- First Floor, Landing, stripped flooring, glass balustrade.
- Master Bedroom, double aspect, eave storage and built-in cupboards, feature fireplace with wood burner.
- Guest bedroom 2, range of built-in wardrobes.
- Family Bathroom, contemporary bathroom suite, with roll top bath, chrome telephone mixer taps, WC, handbasin, heated towel radiator, some exposed brick walls, stripped flooring.
- Bathroom 2, bath, with shower above, hand basin, WC.
- Garden of about half an acre,
- Two useful outbuilding
- Parking



OUTSIDE

The property is approached off the Dymchurch Road onto a private no through lane. Cade Cottage, has a gravelled parking area to the side.

The front gardens are mainly laid to lawn, with mature trees, shrubs, well stocked herbaceous borders, raised vegetable beds and mature hedge and fence boundary.

The Rear gardens, are also laid to lawn with sun terrace, well stocked herbaceous borders, mature trees, shrubs, greenhouse, outside lighting and storage sheds. There's a well and pump, for an irrigation system. Within the gardens are two useful outbuildings. One is divided to provide a workshop/store room and garden store, and the cabin is plumbed for a kitchenette and shower/WC facilities and both have power and light and would make an excellent ancillary accommodation provided the normal building and planning restraints are adhered to.

DIRECTION

From Hythe heading west on the A249, towards Dymchurch, continue straight for about a mile, passing the Prince of Wales Public House on the right, and just before the Total garage, there's a private Lane signposted West View, The Firs, Oaks Willow and Cade Cottage. Cade Cottage is the first property on the left.

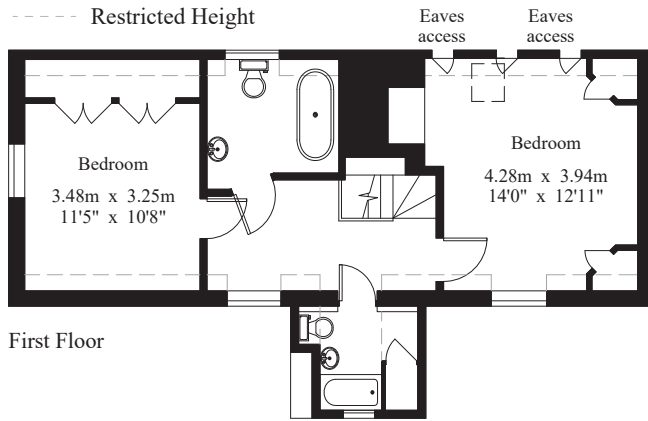
PROPERTY INFORMATION

Services: Mains water, electricity, gas, private drainage.
Local Authority: Folkestone and Hythe Council
Council tax band: TBA

VIEWINGS

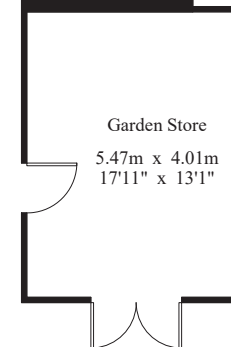
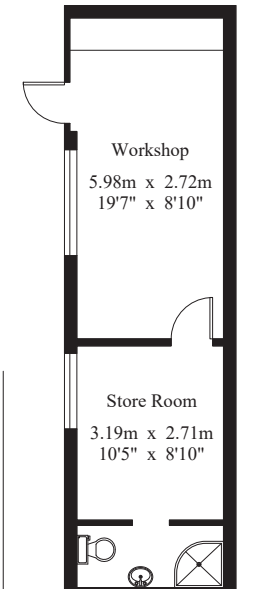
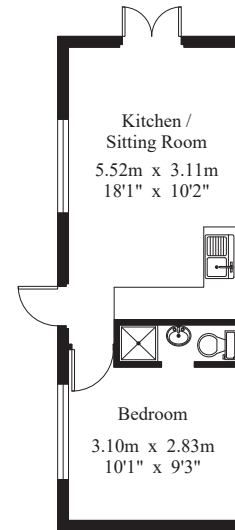
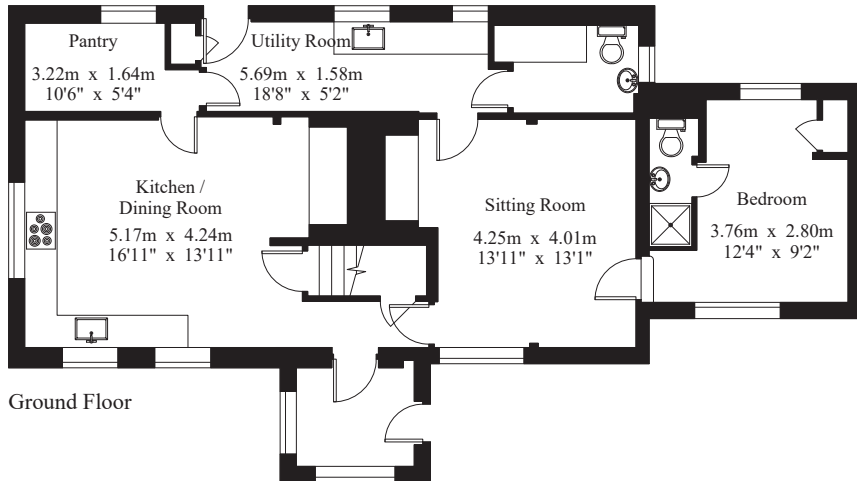
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Cade Cottage

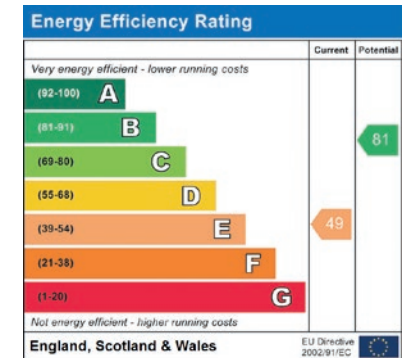
House - Gross Internal Area : 141.1 sq.m (1518 sq.ft.)
Cabin - Gross Internal Area : 27.3 sq.m (293 sq.ft.)
Outbuilding - Gross Internal Area : 50.9 sq.m (547 sq.ft.)



Outbuilding



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Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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