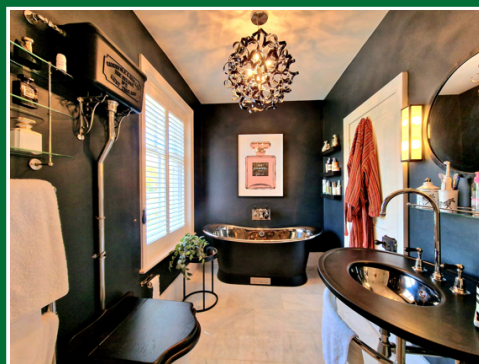




Northover, Hillcrest Road, Hythe, Kent, CT21 5EU

Guide Price £1,995,000



- Substantial Edwardian residence
- Fully refurbished throughout
- Master suite with dressing room & en-suite
- Guest bedroom with en-suite
- Three further double bedrooms
- Three reception rooms

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on the Hythe/ Saltwood borders and enjoying sea views from the first and second floor. The Cinque Port town of Hythe is easily accessed via a network of footpaths, the town centre offering a good selection of independent shops, together with the all important Waitrose store, Iceland, Sainsbury's and Aldi's. The historic Royal Military canal runs through the centre of the town, Hythe also offers an unspoilt seafront. The village centre of Saltwood is also within easy reach, it offering; a newsagents/ general store, a good primary school, village hall, Castle Hotel and the award winning Michelin star Hide and Fox restaurant. Secondary schooling is also available on the edge of the village with both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone stations accessing London St Pancras in just over fifty minute. Folkestone's Harbour Arm has also had considerable investment in recent years and offers an outdoor screen together with a host of pop-up restaurants, bars and the champagne bar in the old lighthouse, the railway bridge across the harbour leads to the award winning Rocksalt restaurant and Folkestone's sandy beach. The old high street also offers an eclectic range of shops, restaurants and bars.

A beautifully presented Edwardian residence that has been subject to extensive refurbishment and extension with a high attention to detail. The fixtures and fitting used are of high standards enhancing the period features of this beautiful home. Features include; stained glass windows depicting the properties name, Chesney marble surrounds and log burning stoves, a bespoke hand built kitchen by McCarron kitchens of London with quartz work surfaces and gaggenau appliances and Catchpole and Rye high quality sanitary fittings including; two freestanding baths. Quality bronte carpets features on the first and second floors and great technology in the lighting and curtains which are operable remotely via an app. Gas central heating serviced by radiators and under floor heating. When it comes to the gardens, like the house, no expense has been spared in what can only be described as stunning, including a swimming pool with electric cover and high quality garden pavilion with seating area, together with quality fitted kitchen and dining area with floor to ceiling windows taking full advantage of the pool area and gardens.

ENTRANCE VESTIBULE

with part coloured leaded light glazed front door with leaded light panel over depicting the properties name 'Northover', further leaded light windows, mosaic style flooring, built in seat unit, part glazed front door leading to

RECEPTION HALL

with strip wood and polished flooring, staircase with attractive balustrade and hand rail leading to first floor, inset spotlights, period style radiator, cloaks cupboard with consumer unit, underfloor heating controls and water softener, door to

CELLAR (10' 02" x 9' 06") or (3.10m x 2.90m)

door and stairs to cellar room with feature circular window, built in cupboard, built in wine racks and shelving, recessed wine storage area and window

CLOAKROOM

comprising Catchpole and Rye low level WC, wall hung wash hand basin, period style radiator, shutters

DRAWING ROOM (17' 10" Max x 16' 02") or (5.44m Max x 4.93m)

stripped wood and polished floor, feature Chesney marble fire surround and open hearth, period style radiators, South facing bay window with view over front garden, part glazed French door to garden, door to reception hall and bi fold doors to

DINING ROOM

stripped wood and polished floor, feature Chesney marble fire surround with open hearth, part glazed French door to garden with windows to side, three period style radiators, bi fold doors to kitchen/breakfast

TV/SITTING ROOM (15' 04" x 13' 09") or (4.67m x 4.19m)

herringbone style wood block flooring, feature Chesney multi fuel stove with hand built alcoves with shelving, cupboards and inset for flat screen TV, two feature floor to ceiling sliding patio doors taking full advantage of the views over the stunning gardens, inset spotlights

STUDY (12' 0" Max x 9' 08") or (3.66m Max x 2.95m)

period style radiator, bay window having a southerly aspect over the front garden. Built in seat into bay window.

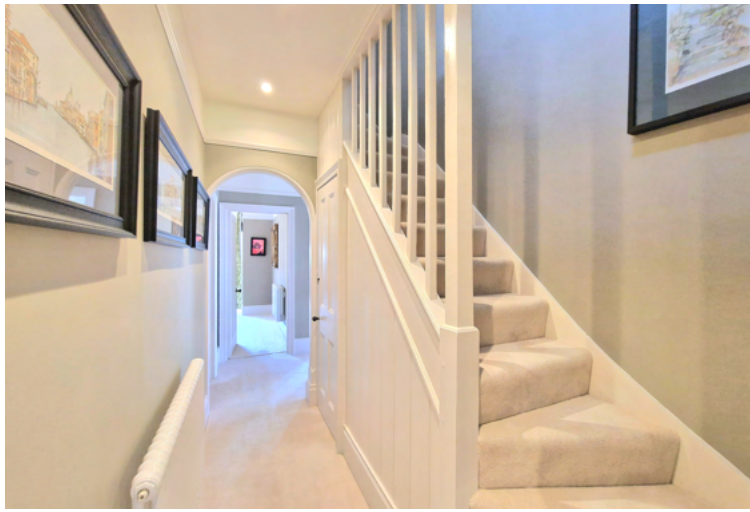
BREAKFAST ROOM (13' 0" x 12' 02" Max) or (3.96m x 3.71m Max)

feature Chesney log burning stove, hand built feature dresser unit with shelving drawers and central display cupboard, inset spotlights, opening to

KITCHEN (19' 02" x 11' 04") or (5.84m x 3.45m)

bespoke fitted kitchen by McCarron Kitchens of London and including an extensive range of base cupboards and drawer units space for aga range, kitchen units having quartz marble effect work tops with chamfered edges, range of coordinating high and low level cupboards, including two glazed display cupboards, built gaggenau wine fridge, deep pan drawers, cutlery drawer, pull out bin drawers, gaggenau dishwasher, integrated gaggenau fridge and freezer with larder unit to one side with quartz top shelving and drawers, ceramic flooring to kitchen and breakfast area, feature floor to ceiling windows and door to garden and sun terrace





UTILITY ROOM

fitted by McCarron kitchens of London having deep stainless steel sink with mixer tap over and cupboard under quartz work surface, inset for tumble dryer and washing machine, high level cupboards, inset spotlights, sash window over garden, ceramic tiled floor, half glazed door to driveway

FIRST FLOOR

HALF LANDING

with feature colour leaded light windows,

LANDING

with period style radiator, built in under stairs linen cupboard and staircase to second floor

MASTER SUITE

comprising

BEDROOM (18' 04" x 16' 02") or (5.59m x 4.93m)

two period style radiators, south facing bay window with views of garden onwards towards the sea, half glazed door to small balcony area

DRESSING ROOM

having hand built fittings including shelving, hanging rails, drawer units and shoe racks, large inset full length mirror and inset spotlights

EN-SUITE

comprising high quality Catchpole and Rye freestanding bath with mixer tap over, feature wash hand basin set on legs with mixer tap over, large walk in shower cubicle with shower attachment and rain head, extractor fan, inset lights, marble style full ring heated towel rail, shutters to window

BEDROOM (16' 00" x 13' 0") or (4.88m x 3.96m)

feature fire surround with tiled inset, bay window with sea views, side sash window, period style radiator and part glazed door to small balcony area

BEDROOM (15' 06" x 11' 08") or (4.72m x 3.56m)

period style radiator, sash windows

FAMILY BATHROOM

comprising feature Catchpole and Rye free standing bath with mixer tap over, double shower cubicle with shower attachment and rain head over, vanity wash hand basin with mixer tap on stainless steel chrome legs, low level WC, period radiator, windows with outlook over garden, inset spotlights, chrome heated towel rail, engineered oak floor

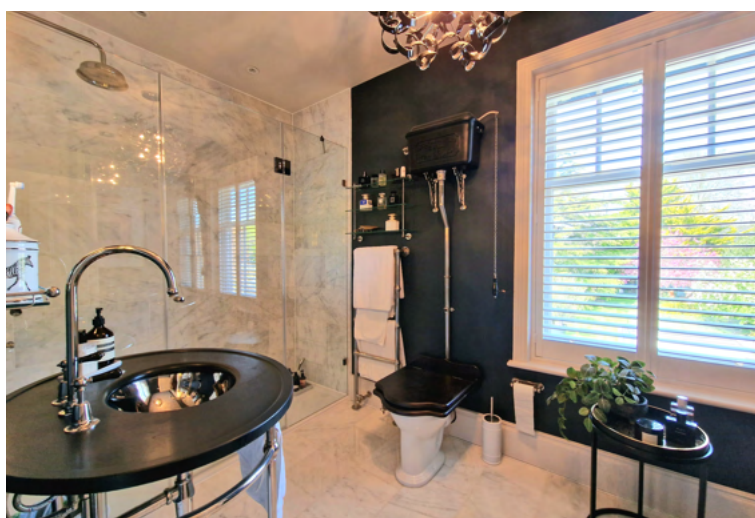
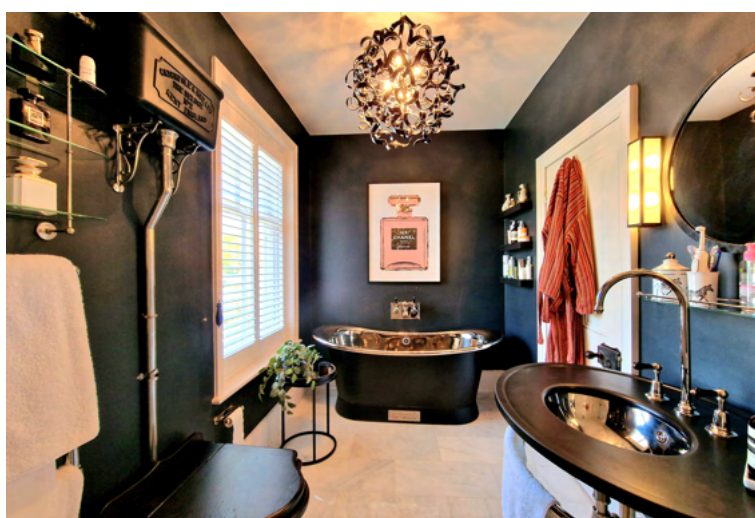
SECOND FLOOR

LANDING

with spotlight

BEDROOM (14' 06" Max x 16' 02") or (4.42m Max x 4.93m)

double glazed Dormer window with panoramic views to the sea and over the Romney Marsh, two large eaves storage cupboards, limed oak finished flooring, further window with views towards the Roughs and Saltwood



EN-SUITE

comprising double shower cubicle with rain head over, egg shaped wash hand basin with mixer tap over, wall hung egg shaped WC, period style radiator, electric chrome plated heated towel rail, marble shelf with large mirror over, inset spotlights, extractor fan, eaves linen cupboard with tubular electric heater

BEDROOM (12' 04" x 12' 02") or (3.76m x 3.71m)

paned UPVC window with views to the English channel, period style radiator, hand built-in wardrobe, cupboards with hanging and shelving, walk in eaves storage with wall mounted gas fired boiler for central heating and domestic hot water, pressurized torpedo style hot water cylinder, power and light

OUTSIDE

The owners have totally remodelled and landscaped the gardens to a particularly high standard, there being a paved area immediately to the rear of the property with banked beds, well stocked with an assortment of shrubs, trees and plants, including a fig tree, steps to pool area with composite decking and pool 1.5 meters deep, with glass screens to three sides.

GARDEN PAVILION (26' 10" x 13' 03") or (8.18m x 4.04m)

The whole pavilion having floor to ceiling double glazed windows and French doors taking full advantage of the pool area and garden

SITTING AREA with feature gas log effect fire with detailed wood finishing to three walls, ceramic tiled flooring

KITCHEN AREA with inset stainless steel bowl and mixer tap over, range of concrete style finished high and low level cabinets with stone marble effect work surfaces and matching splash backs, built in Neff wine fridge, built in Neff electric oven/grill, integrated Neff dishwasher, integrated fridge and freezer, matching island with inset Neff induction hob and further deep stainless steel sink with mixer tap over, two feature floating shelves with LED lighting under, under floor heating and thermostat.

FEATURE KOI POND

and waterfall feature with rockery areas with a large selection of plants, shrubs, palm and camellias to name but a few, stepping stones across waterfall leading to woodland garden area with a large selection of shrubs, trees and plants. Two large pine trees and flowering cherry. Archway to herb/vegetable gardens, stone pathway and matching base for seat.

FEATURE ALITEX GREENHOUSE

set on brick base with paved floor and high level growing platform with shelving under, water tap, power points power lights and mains water. Flower/ vegetable area with selection of trailing fruit trees. Asparagus bed, compost area and feature mock ruins with windows and archway, large wooden shed and lawned area with well stocked flower/shrub beds

DOUBLE GARAGE

with electric roller door and personal door to side. Outside taps, side garden with two feature pillars, brick block pathway leading to paved area and trees and shrubs including rhododendrons, palm trees, yew tree, olive tree to name but a few. Paved area and stone chipped pathway, yew hedge to front boundary. Further patio area and double gates leading to the front garden with lawned area, well stocked flower and shrub beds and feature silver birch tree, brick block pathway leading to road and driveway, the driveway giving lots of off road parking, outside power point and raised beds.



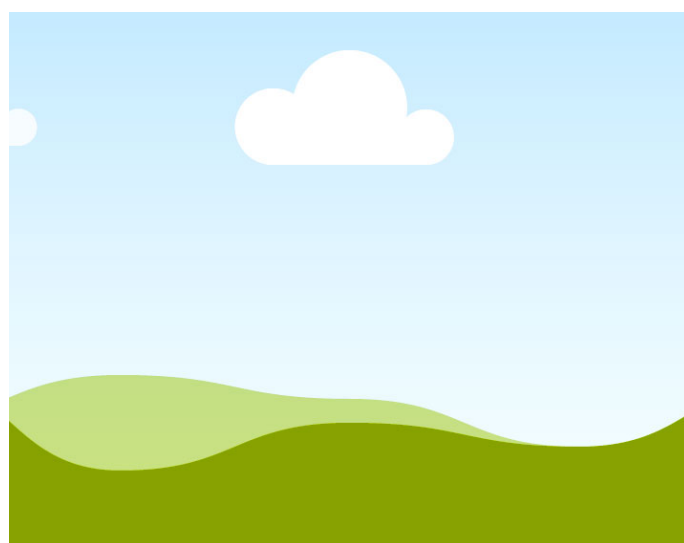
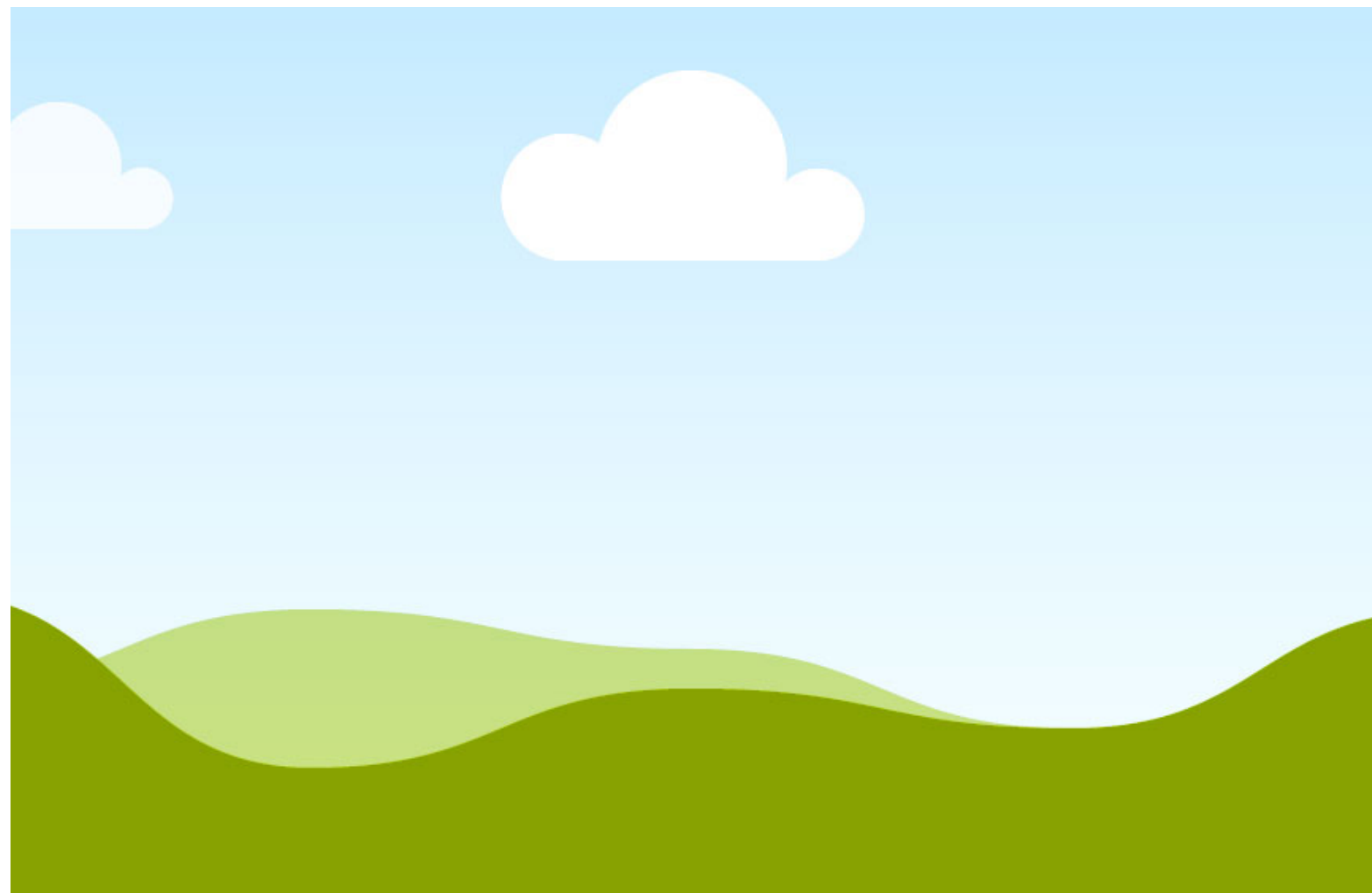












C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.