



Castle Scene  
34 Blackhouse Hill, Hythe, Kent

STRUTT  
& PARKER  
BNP PARIBAS GROUP

# A distinctive detached house standing sentinel in the Hythe hills with commanding views towards sea.

A capacious family home set in an elevated position, less than a mile from the sea and town, with an impressive indoor swimming pool.



**4 RECEPTION  
ROOMS**



**4 BEDROOMS**



**4 BATHROOMS  
1 CLOAKROOM**



**DOUBLE  
GARAGE/  
DRIVEWAY**



**ABOUT 0.4 OF  
AN ACRE**



**FREEHOLD**



**COASTAL  
TOWN**



**4,366 SQ FT**



**GUIDE PRICE  
£1,149,000**



## The property

Castle Scene is an attractive detached home with a double garage and large indoor swimming pool, set in private gardens of around 0.4 of an acre and with a collection of bright, contemporary rooms. The upper rooms benefit from fascinating panoramic views over Saltwood Castle and Kent countryside to the west and sea views to the south.

The front door opens into a light entrance porch with a walk-in store cupboard and a welcoming reception hall with further useful storage and stairs rising to the upper floors. To the right is a comfortable sitting room with a large bay window, fireplace and a door to the triple aspect study with terrace access. The remaining accommodation is arranged off a stylish open plan kitchen/breakfast/family room.

The kitchen is fitted with a range of elegant cabinetry arranged around a central island and with plenty of worksurfaces. There is an inter-connecting utility room with Belfast sink. The space is open to a relaxed breakfast area, with room for a large table, together

with a seating area and a window seat overlooking the pool; there are bi-fold doors to the terrace.

Double doors from the kitchen open into the triple-aspect pool room with a vaulted ceiling and a generous tiled surround, with space around to relax and unwind, and ideal for entertaining. An en suite shower room is also included, and double doors lead to a spacious dining room. With full-height and Velux glazing, as well as French doors opening onto a terrace on two aspects, the entire space is flooded with natural light.

On the first floor the property provides two double bedrooms and a family shower room. The principal suite has a fireplace, fitted dressing room, a modern en suite bathroom with freestanding bath, and double doors to a private balcony with stunning views towards the coast. The two remaining double bedrooms and a further family bathroom with separate cloakroom can be found on the second floor. Both have vaulted ceilings and separate adjacent dressing rooms, with far reaching views.











## Outside

Occupying an elevated position, the property is approached through double wrought iron electric gates over a block-paved forecourt providing private parking and giving access to the detached double garage.

The well-maintained garden surrounding the property is laid mainly to lawn bordered by mature hedging and trees. It features a garden pond, a summer house with attached shed, numerous seating areas and a paved wraparound terrace, the whole ideal for entertaining and al fresco dining.

## Location

The property enjoys a peaceful setting on the outskirts of Hythe, a historic Cinque Port town offering a comprehensive array of amenities, from independent shops and cafés to schools and supermarkets.

The nearby village of Saltwood, with its ancient castle and local facilities, adds further charm and convenience. Folkestone, Ashford, and the cathedral city of Canterbury provide additional cultural, retail, and transport options.

The M20 offers swift road access, while High-Speed rail services from Folkestone and Ashford International connect to London St Pancras. The area also benefits from excellent links to Continental Europe via the Channel Tunnel and nearby ferry ports.

## Distances

- Hythe 1 mile
- Saltwood 1.4 miles
- Folkestone 4.6 miles
- Dover 11.5 miles
- Ashford 14.7 miles
- Canterbury 18.4 miles

## Nearby Stations

- Folkestone West
- Folkestone Central
- Ashford International (London St Pancras from 36 minutes)

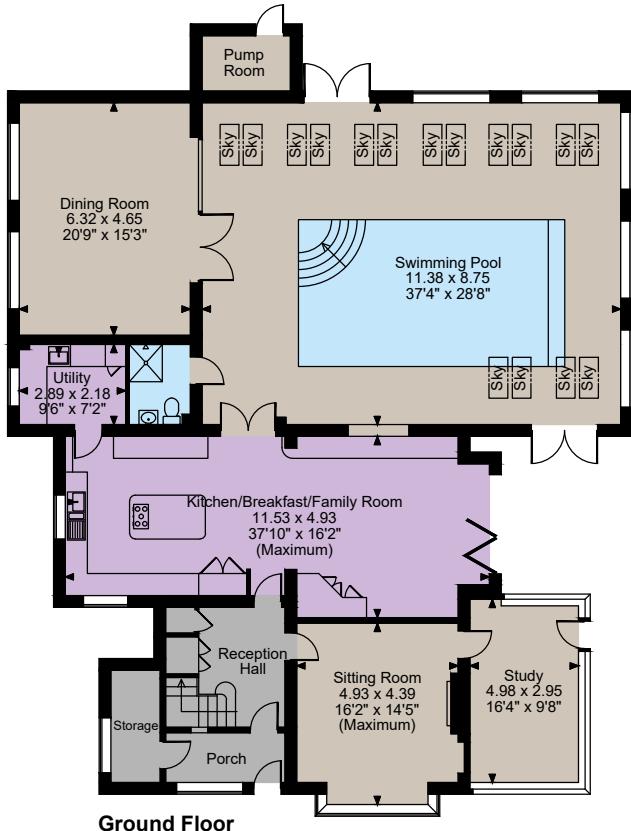
## Key Locations

- Port Lympne Reserve
- Saltwood Castle
- Hythe Beach
- Westenhanger Castle
- Brockhill Country Park
- Elham Valley Line Trust Countryside Centre & Railway Museum
- Dover Castle
- Rye Castle (Ypres Tower)
- Canterbury Cathedral

## Nearby Schools

- Ashford
- Earlscliffe
- Spring Grove
- Dover College
- Cornfields School
- St Faith's at Ash Prep School





The position & size of doors, windows, appliances and other features are approximate only.

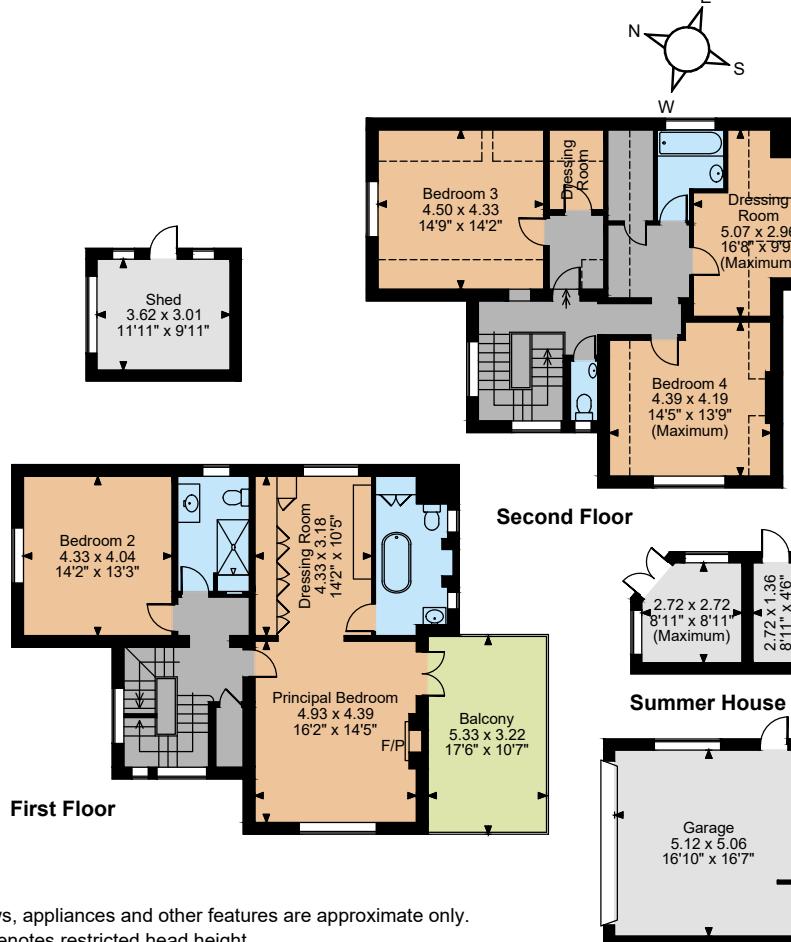
Denotes restricted head height

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## Floorplans

Main House internal area 4,366 sq ft (406 sq m)

Garage internal area 279 sq ft (26 sq m)

Summer House & Shed internal area 240 sq ft

(22 sq m)

Total internal area 4,885 sq ft (454 sq m)

For identification purposes only.

## Directions

CT21 5UR

what3words: ///vouch.gain.kilowatt - brings you to the driveway.

## General

Local Authority: Folkestone & Hythe District Council

Services: All mains services; gas heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com  
struttandparker.com

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