

St Lawrence House
Cliff Road, Hythe



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A striking contemporary coastal home offering exceptional sea views, sleek architectural design, and luxurious finishes, set within beautifully landscaped grounds in a highly desirable elevated position in Hythe.

St Lawrence House is an outstanding property, showcasing striking timber-clad and rendered elevations beneath a slate roof equipped with solar panels. Designed to maximise its elevated coastal setting, the home features expansive glazing that frames breathtaking panoramic sea views. The property offers bright and beautifully presented accommodation, featuring sophisticated contemporary styling, high-quality finishes and an integrated digitally controlled climate control system, providing central air conditioning as well as efficient heating and cooling throughout the home.

The ground floor is arranged around a generous entrance hall and provides flexible family accommodation, including four spacious bedrooms, one of which benefits from a stylish en suite shower room. A versatile playroom, a contemporary family bathroom, an additional shower room and a practical utility room complete the accommodation on this level.

Accessed via a modern glass staircase, the open-plan first floor forms the heart of the home, comprising a magnificent kitchen, dining and family space. The bespoke kitchen features sleek gloss units, a generous island, premium integrated appliances and a walk-in pantry. The adjoining dining area is centred around a striking freestanding fireplace, while beyond, the generous dual-aspect sitting room enjoys spectacular sea views. Sliding glass doors open onto an impressive 65ft balcony, creating an exceptional space for entertaining and enjoying the coastal outlook.

The second floor hosts an elegant reception space and the luxurious principal bedroom suite, complete with a private balcony, an extensive dressing room and a lavish en suite bathroom. A further substantial double bedroom, also featuring skylights, completes this level.

Approached via a secure gated driveway, the property provides ample parking together with a detached double garage, equipped with an EV charger.

To the rear, the south-facing landscaped garden is predominantly laid to a sweeping lawn bordered by mature trees and hedgerows. Extensive paved terraces wrap around the lower level, providing superb spaces for al fresco dining while taking full advantage of the magnificent coastal views.

4,922 sq ft (457 sq m) | Freehold
3 reception rooms | 6 bedrooms | Balcony
Double garage | Garden | Stunning views

Guide price £2,000,000

Location

The property enjoys an elevated position in the sought after coastal town of Hythe, within easy reach of the attractive seafront, historic High Street and the picturesque Royal Military Canal. Hythe offers an excellent range of independent shops, cafés, restaurants and everyday amenities, while the nearby towns of Folkestone and Ashford provide a wider selection of retail, leisure and cultural facilities.

The area is well served by highly regarded schools, including The Folkestone School for Girls, Harvey Grammar School, Brockhill Park Performing Arts College and Ashford School.

Transport connections are excellent, with rail services from Folkestone Central and Ashford International offering High Speed services to London St Pancras from around 54 minutes and 36 minutes respectively. The nearby M20 motorway provides convenient road links to Canterbury, London and the Channel Tunnel at Eurotunnel Le Shuttle Terminal.

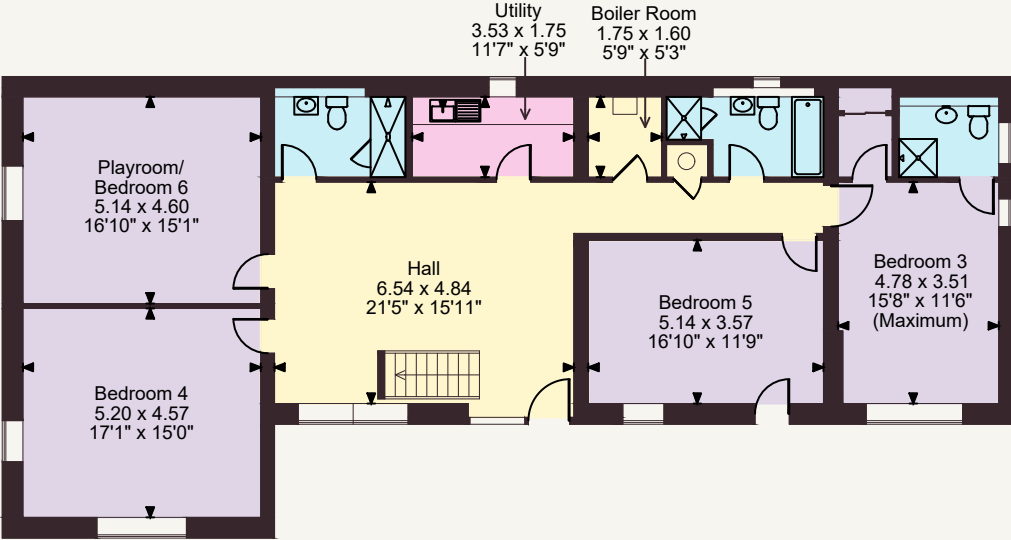
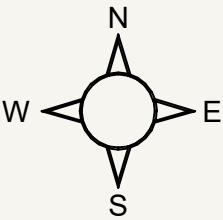
Postcode region: CT21

General

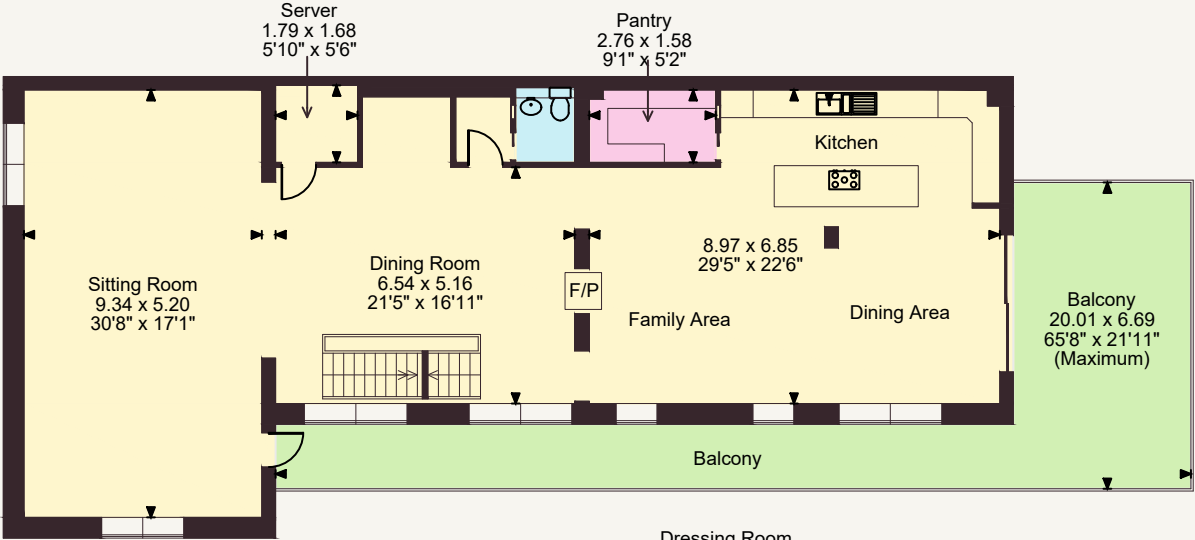
Local Authority: Folkestone & Hythe District Council
Services: All mains services; gas heating.
Council Tax: Band G
EPC Rating: B
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



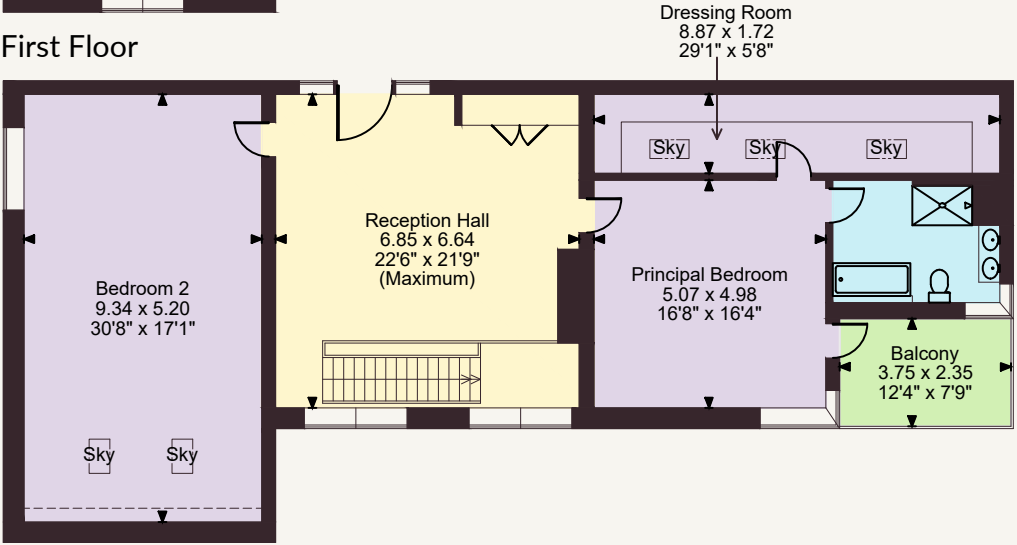
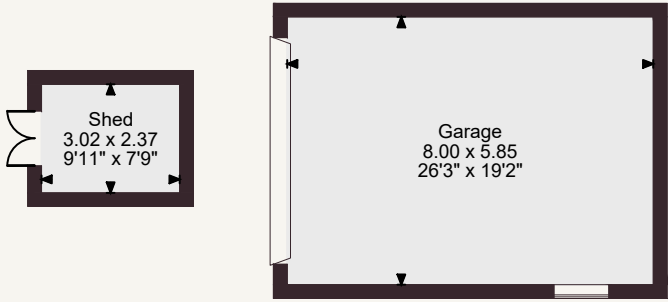
Cliff Road, Hythe
Main House internal area 4,922 sq ft (457 sq m)
Garage internal area 504 sq ft (47 sq m)
Shed internal area 77 sq ft (7 sq m)
Balcony external area = 619 sq ft (58 sq m)
Total internal area 5,503 sq ft (511 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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