



Northover, Hillcrest Road, Hythe, Kent

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BNP PARIBAS GROUP 



# Northover

## 14 Hillcrest Road

### Hythe

#### Kent CT21 5EU

A striking Edwardian residence that has been completely refurbished, with landscaped gardens, a swimming pool and sea views

Sandling station 1.5 miles (London St Pancras via Ashford from 59 minutes), M20 (Junction 11) 3 miles, Folkestone West station 4.2 miles/ Folkestone Central station 4.8 miles (London St Pancras from 53 minutes), Eurotunnel terminal 6 miles, Ashford International 11.9 miles (London St Pancras from 36 minutes), Dover 13.6 miles, Canterbury 17.7 miles

Porch | Reception hall | Drawing room | Dining room | Family room | Study | Kitchen/breakfast room | Utility | Cloakroom | Cellar | Principal bedroom with dressing room and en suite bathroom | 4 Further bedrooms (1 en suite) Family bathroom | Swimming pool | Pool house with attached cloakroom and outdoor shower Double garage | Garden | EPC rating D

#### The property

Northover is an impressive, detached period property that has been extensively refurbished by the current owners to offer over 3,200 sq ft of luxury accommodation, blending chic contemporary elements with an abundance of fine original features.

The porch opens to an airy reception hall, introducing the exposed wood flooring that runs through the ground floor reception rooms. There is a cloakroom and steps to the cellar next to the turned staircase.

The front-facing study has a bay window allowing plenty of light into the room, whilst the elegant drawing room and the adjacent formal dining room, connected via internal bi-folding

doors, have marble feature fireplaces and doors to the mature garden. The light-filled dual-aspect family room has a multi-fuel stove and two sets of sliding glazed doors to the sunny terraces.

The kitchen/breakfast room enjoys a range of bespoke cabinetry, quartz worksurfaces and deluxe integrated appliances, together with a large island with inset sink; there is a useful utility room as well as floor-to-ceiling windows and sliding doors to the patio.

Three charming bedrooms and a luxurious family bathroom are accessed from the first floor landing, with the principal suite enjoying a fitted dressing room and a contemporary en suite bathroom. The principal and second bedrooms open to a balcony with sea views.

The second floor has two further well-proportioned and characterful bedrooms with a variety of integrated storage solutions and a walk-in bay window with lofty sea aspect. A well fitted shower room is also found at this level.

#### Location

The Cinque Port town of Hythe offers a comprehensive range of facilities, including a Waitrose and a wide range of independent shops.

Folkestone and Ashford provide further amenities, whilst the city of Canterbury has excellent shopping and cultural services and many well-regarded schools.

The M20 provides convenient road links with Folkestone West, Folkestone Central and Ashford International offering High-Speed rail services to London St Pancras. The area has good access to the Continent via the Port of Dover and the Eurotunnel terminal at Cheriton.









































## The Pool House

Situated next to the swimming pool, the property has a stylish pool house with adjoining outdoor dining area.

The sleek modern finishes are complemented by a sophisticated kitchen, bar and dining room. The sitting area offers plush seating arranged around a contemporary gas fireplace, creating a cosy ambiance for relaxing.

Large sliding doors allow the two spaces to become one with a seamless flow, encouraging a harmonious blend of leisure and entertainment. Additionally, there is an attached cloakroom and an outdoor shower.

## Outside

A large brick-paved driveway gives access to the garage, with a corresponding pathway leading to the main entrance flanked by mature shrubs, trees, lawn and planting.

The extensive and well-considered rear garden comprises various paved sun terraces with steps to expansive manicured level lawns and vibrant raised and mixed planting schemes. There is a generous outdoor swimming pool and deck with glass balustrade, a koi pond, pavilion, and an established kitchen garden with an Atilex greenhouse.

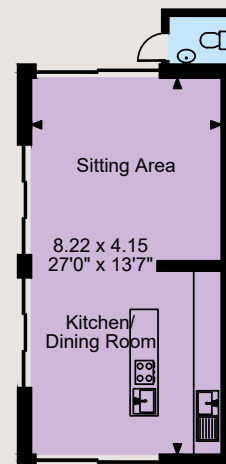
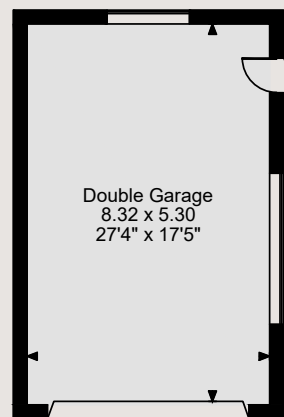
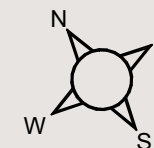




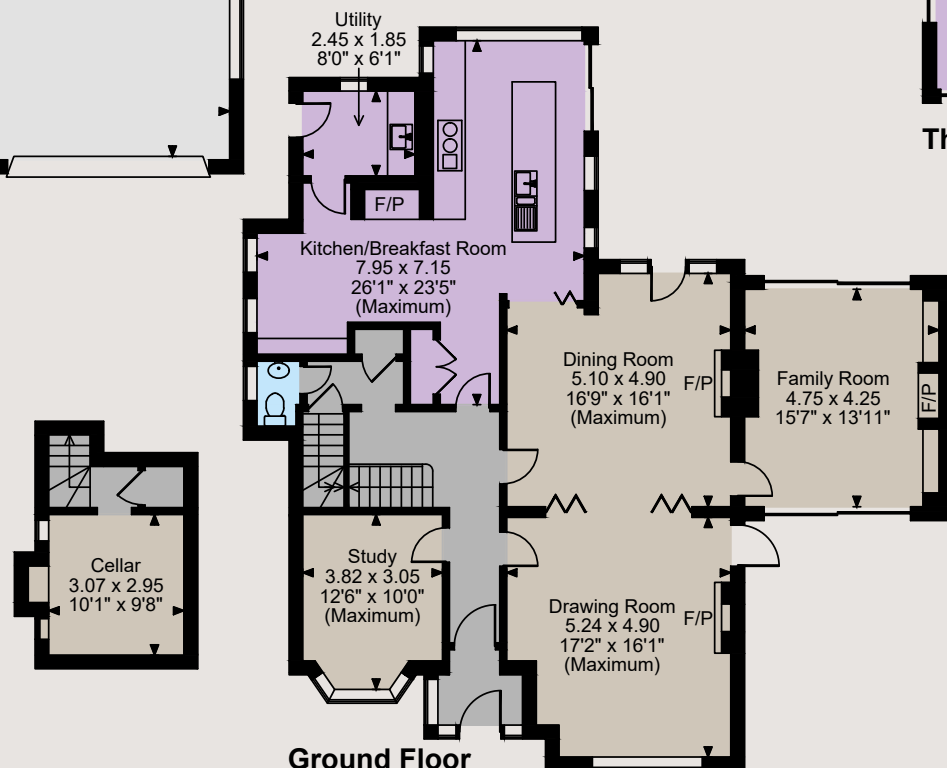




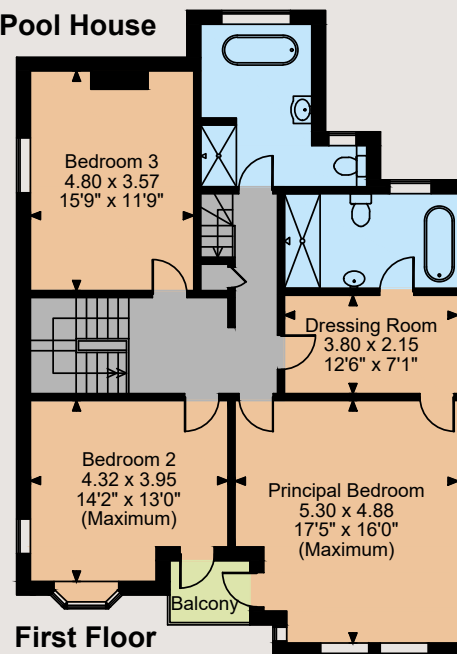
Northover Hillcrest Road, Hythe  
 Main House internal area 3,275 sq ft (304 sq m)  
 Double Garage internal area 475 sq ft (44 sq m)  
 The Pool House internal area 386 sq ft (36 sq m)  
 Balcony external area = 25 sq ft (2 sq m)  
 Total internal area 4,136 sq ft (384 sq m)  
 For identification purposes only.



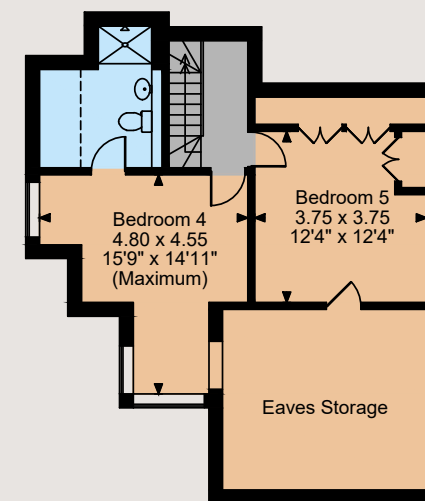
**The Pool House**



**Ground Floor**



**First Floor**



**Second Floor**

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

□ □ □ Denotes restricted head height

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## Directions

From M20 (Junction 11): Take the B2068 exit towards Hythe. At the roundabout take the third exit and follow the A20 for 0.7 mile before turning right onto Sandling Road. After around 1.3 miles, turn right onto Brockhill Road and in a further 0.4 mile turn left onto Hillcrest Road, where the property will be found on the right.

## General

**Local Authority:** Folkestone & Hythe District Council

**Services:** All mains services; gas central heating

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,895,000

## Canterbury

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

**01227 473700**

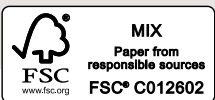
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