



Upalong Cliff Road Hythe Kent CT21 5XL  
Guide £1,345,000

incorporating  
**Browns**  
colebrooksturrock.com





# Upalong

Cliff Road Hythe Kent CT21 5XL

One of the most spectacular locations in our area

## Situation

Upalong occupies a secluded position at the far end of Cliff Road, commanding outstanding sea views from its private location, in one of Hythe's foremost hillside locations.

Hythe's charming town centre is nearby and offers a variety of independent shops, restaurants, as well as four supermarkets, including Waitrose, and the Royal Military canal and attractive unspoilt seafont are also within easy reach.

The area is fortunate in having particularly good commuting services with High Speed rail links to London St Pancras from nearby Sandling and Folkestone West station.

Access to the M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

## The Property

A highly unusual Victorian 'Colonial style' property designed to take full advantage of its enviable position and wonderful views from most rooms.

The property has been subject to considerable expenditure over the years, but still offers the opportunity to extend and create a larger home if required, subject to planning.

Built in the early 1900's, the property offers considerable charm and character, as well as providing flexible, well proportioned accommodation throughout.

The large welcoming reception hall connects through to a family room and onto a well fitted kitchen/breakfast room, with a range of Oak units

and integral appliances. This connects to a wing of three further reception rooms, currently used as a gym area, a bathroom and cloakroom. With separate access, there is the possibility for dual living accommodation for those wanting a self contained granny annexe or possible work studio.

The generous drawing room with feature fireplace opens onto a south facing conservatory with uninterrupted views out to sea and access onto the garden terrace.

There are three bedrooms, the master with en-suite facilities, and a family bathroom, all enjoying pleasant views of the surrounding headland.

Rising to the first floor there are two adjoining rooms creating an opportunity for further bedrooms or a master suite with panoramic sea views.

## Outside

Upalong sits handsomely within its landscaped gardens of approximately half an acre. It is approached by a secluded driveway with generous parking and turning to the front of the house.

The south facing gardens extend across the rear of the property and to the side and provide a secluded environment in which to relax and sunbathe.

The lawned gardens have been designed with a variety of shrubs and a pathway leads to a swimming pool and leisure area.



To view this property call Colebrook Sturrock on **01303 260666**

## Upalong, Cliff Road, Hythe, CT21 5XL

Approximate Gross Internal Area  
314.6 sq m / 3386 sq ft



**Ground Floor**  
3022 sq ft / 280.8 sq m

**First Floor**  
364 sq ft / 33.8 sq m

Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID367921)

## Services

We understand all main services are available.

## Local Authority

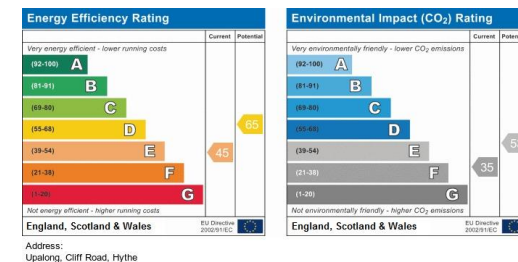
Shepway District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

**Current Council Tax Band: G**

**EPC Rating: E**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



The Green, Saltwood, Hythe, Kent, CT21 4PS  
t: 01303 260666  
saltwood@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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