

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the Conservation Area of the Cinque Port coastal market town of Hythe, which offers a handsome Victorian promenade with a wide stretch of shingle beach, Royal Military Canal and a traditional High Street with independent shops, restaurants as well as Waitrose, Aldi and Sainsbury's supermarkets and Sandgate, a charming seaside village offering a selection of bars, restaurants, boutiques and antique shops. About 3.5 miles to the east is the larger town of Folkestone with the restored Harbour Arm with seasonal festivities, and the regenerated Old High Street within the Creative Quarter. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, a choice of golf courses in the immediate vicinity, together with the Hotel Imperial Leisure Centre. There are excellent communications with a mainline station in Saltwood (2 miles) and high speed rail service to London, St. Pancras in less than an hour available from Folkestone West Station (5 miles) and Ashford International (10 miles) where there are also Eurostar services to Paris, Brussels and Amsterdam. The M20 motorway network and the Eurotunnel Terminal at are both about 11 miles distant. The port of Dover is approximately 12 miles away.

Frampton House is a fine Grade II Listed Georgian town house presenting white-brown brick external elevations on a stone base, set with timber sash windows with colonial style shutters, beneath a hipped peg tiled roof. The stylish accommodation is arranged over three floors, as shown on the floor plan, and features include architectural mouldings, exposed antique floorboards and cast iron fireplaces.

The property is approached via a panelled front door with pilasters, a projecting cornice and fanlight opening into a reception hall with a fine staircase to the first floor and steps down to a rear hall with a geometric pattern tiled floor and glazed door to outside. The dining room has a sash window to the front, moulded cornicing, exposed floorboards and a fireplace with an Adam style surround with cast iron insert above a slate hearth with an arched recess to either side fitted with period cupboards and shelving.

The kitchen/breakfast room, which has glazed casement doors opening to and overlooking the rear garden, is fitted with an extensive range of bespoke cabinets comprising base cupboard and drawer units beneath polished timber work surfaces with matching wall cupboards, a double ceramic butler sink, plumbing for a dishwasher, free standing Lacanche Cote D Or dual fuel range style cooker and a tiled floor. Adjacent is a cloak/utility room with plumbing for a washing machine, cupboard housing Worcester gas boiler, high level W/C with high level cistern and decorative wall mounted wash basin. From the rear hall, steps descend to a useful cellar with a brick floor spanning the width of the property.

The first floor landing has stairs to the second floor and a sash window to the front. The well proportioned drawing room has tall windows to the rear overlooking the garden and an Adman style fireplace surround with a cast iron insert. To the front of the house is a large double bedroom with a cast iron fireplace and coved ceiling.

On the second floor, the main bedroom has a window to the front and a cast iron fireplace and a walk-in wardrobe. To the rear is a third double bedroom overlooking the garden with a cast iron fireplace. The bath/shower room has period style fittings comprising a freestanding slipper bath with mixer tap and hand-held shower, high level W/C with wooden seat, twin circular wash basins on a cast iron stand and a corner shower enclosure with rain head shower.

Outside: To the side of the house there are timber double gates which open to the gravel parking area for several vehicles and south facing walled rear garden which is set down to lawn with a mature bay tree and raised shrub and herbaceous borders.

Guide price: £675,000 freehold

Frampton House, 160 High Street, Hythe, Kent CT21 5JR



A handsome Grade II Listed Georgian period townhouse affording elegant, well proportioned accommodation, situated in the Conservation Area with a south facing walled garden and secure off road parking for several vehicles.

- Entrance hall
- Drawing room
- Dining room
- Kitchen/breakfast room
- Cloak/utility room
- Rear hall
- Large cellar
- Landing
- 3 Double bedrooms
- Bath/shower room
- Gas central heating
- Walled garden
- Off road parking

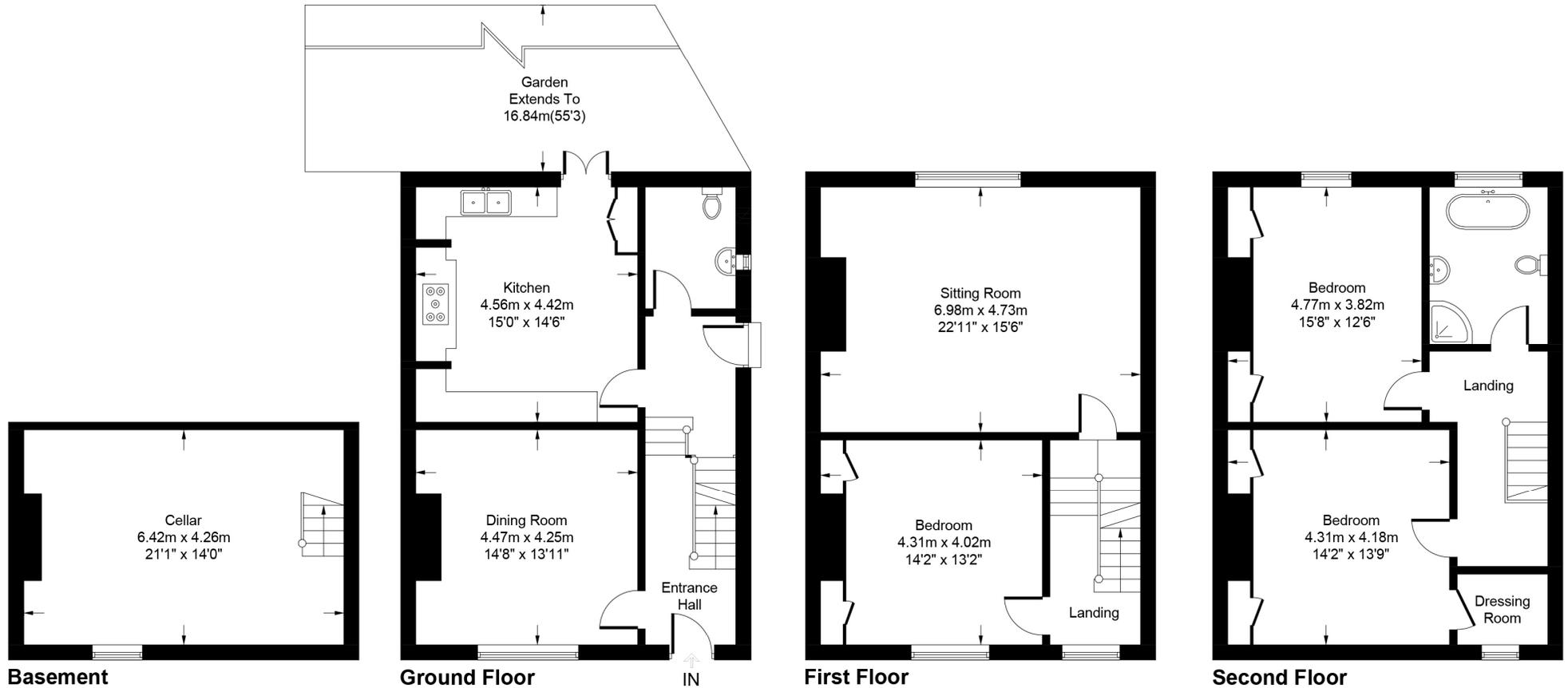


# 160 High Street, CT21

Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft

Basement = 27.3 sq m / 294 sq ft

Total = 201.5 sq m / 2169 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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