

INIGO



Earlsfield Road

HYTHE, KENT

SOLD

Built at the turn of the century and the height of Hythe's Victorian prosperity, this smart five-bed home has undergone a transformative renovation. The major works, which saw the kitchen, bathroom and living spaces overhauled, have been completed, with some final decorative decisions outstanding. Just outside Hythe's centre and a 5-minute walk from the Victorian promenade, Earlsfield Road runs parallel to the interrupted and 28-mile-long military canal that stretches from Seabrook to Cliff End, near Hastings.

Setting the scene

Hythe is a lovely historic market town and Cinque Port, positioned on the edge of Romney Marsh and within easy reach of neighbouring Folkestone. The house sits on Earlsfield Road, the south side of which is lined with a series of detached houses, each a variation of the local vernacular; this home was the first, having been built for a serving military officer.

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Facing the street with a canted bay-fronted gable end, the front façade is smartly detailed with a string course of decorative brickwork and terracotta panels below each window. In typical Kentish fashion, the gable end is clad in a mixture of fish scale and plain hung tiles. Painted stone pediments emphasise the sash windows and an inset doorway provides sheltered entry into the house. For more information, please see the History section.

Grand Tour

A recent renovation by the current owners has seen services replaced and the majority of rooms finished. Only in the utility, the central bedrooms on the first floor, and the front bedroom and two store rooms on the second floor is work yet to be completed.



The genteel proportions of the ground floor are immediately apparent in the broad and generous hallway, where softly toned oak parquet flooring runs throughout. Coastal tones of Farrow and Ball's 'De Nimes' envelop the bay-fronted living room, with traditional detailing and a fireplace highlighted in white.

At the core of the plan is the kitchen and dining space, bound by forest green cabinetry topped with quartz, Cabochon-style floor tiles and centred by a Rangemaster oven with gas hob. There is access from here into a large utility room, which has been stripped back in preparation for a final fit-out. The second reception is one of classical refinement, with half-height boarding that runs around the room and frames an ornate Victorian gas fireplace. The boarding also snakes around a pair of glazed French doors that open to the long, mature garden at the rear.

The voluminous sense of space continues in the primary bedroom that spans the full width of the house. Muted tones of Farrow and Ball's 'Cromarty' create a serene space, while fitted furniture conceals copious storage. Four further bedrooms in varying levels of completion are on the first and secluded second floors. Facing the garden, with views of the canal and the coast beyond, the two rear bedrooms are peaceful spaces. Each has a characterful feature fireplace; the first-floor room's has a flourish of green glazed tiles, while that of the second floor has a robust brick surround, giving it an almost rustic charm.

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The family bathroom has been meticulously finished with sleek chrome fittings, honed Calacatta marble tiling, and a free-standing slipper bath to create an enduringly refined space.

Great Outdoors

A smart front garden, with a traditional quarry tiled path, sets the house back from the street, in which a young Rowan tree provides shade and greenery throughout the summer. There is a paved space for off-street parking.

To the rear, the large garden hosts an abundance of mature trees and shrubs along its borders – arguably the most striking is a large silver birch tree at the centre. Perfect for tinkering, storage or a more serious workshop, a substantial brick garage is served with power and lighting. A separate potting shed and a greenhouse provide horticultural opportunities for the more green-fingered.

The garden backs directly onto the Royal Military Canal, for immediate access to wonderfully arboreal walks or traffic-free family cycle trips to Sandgate and Folkestone.

Out and about

One of the south coast's Cinque Ports, Hythe is best known for its Royal Military Canal: a relic of the Napoleonic wars which cuts a ribbon of green, willow-lined water through the heart of the town. There are gardens and playing fields close to the seafront, fishing boats on English Channel shingle, and, though it all feels rather genteel, the place has a charmingly eccentric edge. The high street is home to independent shops, pubs and cafes, including the popular Truffle Pig, Florence's Artisan Bakery, and vegetarian cafe Root.

A centre of recreational activities and water sports, Hythe offers tennis, cricket, golf, swimming, sailing, fishing, windsurfing, beachside yoga and boot camps, plus cycling and running clubs. The still waters of the canal are perfect for a day's quiet paddle-boarding, kayaking or row-boating.

The seafront promenade runs all the way into the centre of nearby Folkestone, known for its rich art scene and Triennial which brings exciting and varied installations, screenings and talks to the town every three years.

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Folkestone, also a 10 minute drive away, also offers many shops and cafes – the Old High Street winds between independent establishments towards the newly redeveloped Harbour Arm, a hive of activity and events. The old Victorian station has been beautifully preserved and is now home to market stalls, wildflowers and sea-view seating. For refined seafood, Rocksalt offers panoramic views out to sea from its harbourside perch.

The house is well-positioned for exploring the Kent coast, with other beautiful beaches at Winchelsea, Camber and Pett only a short drive away. The much-loved seaside towns of Whitstable, Margate, Rye and Hastings are also all within easy reach, as is the UNESCO world heritage site and the cathedral city of Canterbury.

The Royal Military Canal runs parallel to the beach and offers wonderful walks towards Dungeness in the other direction. One of the largest expanses of shingle in Europe, Dungeness is of international conservation importance for its geomorphology, plant and invertebrate communities and birdlife, as well as being home to Derek Jarman's house and garden.

The M20 and national rail services from Folkestone, including the high-speed line, offer quick connections to London St Pancras in 52 minutes, while the Eurotunnel to the continent is under 4 miles away.

Council Tax Band: F

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.