

2 Church Rise
Hillside Street | Hythe | Kent | CT21 5BF

FINE & COUNTRY



Step inside

2 Church Rise

Set high on the hillside and approached via a private road, this impressive contemporary home, completed in 2004, enjoys commanding views over Hythe, the sea and France beyond. Its elevated position creates a wonderful sense of privacy, with the driveway leading directly to the integral triple garage discreetly set into the lower ground floor. From here, steps rise to the main entrance on the ground floor, opening into a generous and welcoming hall that immediately frames the connection to the rear garden.

The ground floor forms the main accommodation level, thoughtfully arranged around five bedrooms, each offering comfort and flexibility for modern living. The main bedroom includes a well appointed ensuite bathroom, while a second bedroom also benefits from its own ensuite. A stylish family bathroom serves the remaining rooms, and the fifth bedroom is currently arranged as a study, ideal for home working or quiet retreat. The proportions throughout this floor feel calm and balanced, with the hall providing a central spine that links the rooms to the garden beyond.

The first floor is dedicated to the home's most impressive views, with large dormer windows drawing in natural light and framing the outlook across the town and out to sea. A substantial lounge provides an elegant space for relaxing or entertaining, while the updated, modern kitchen/dining room includes high-end Neff appliances and room for a large fridge/freezer while offering a sociable layout perfect for everyday living. A convenient toilet sits off the hallway, completing this superb upper level.

Returning to the lower ground floor, the practical elements of the home are beautifully integrated. A useful utility room sits alongside direct access to the triple garage, which includes a dedicated workshop area to the rear and a sizeable boiler room and store to the side. Beyond these functional spaces are further rooms that offer exceptional versatility, currently arranged as a family/games room and a gym, but easily adaptable to suit a wide range of needs.

Outside, the tiered rear garden has been cleverly designed to maximise the hillside setting, with steps leading up through multiple levels that provide varied seating and entertaining areas. Each tier offers its own perspective, creating a garden that feels both spacious and intimate, perfectly complementing the elevated position and the remarkable views that define this unique home.





Seller Insight

Hythe offers a wonderfully relaxed coastal lifestyle, combining traditional charm with an easy, modern pace of living. Its long promenade, wide shingle beach and ever changing sea views create a natural backdrop that residents enjoy throughout the year, whether for morning walks, weekend coffee stops or simply taking in the horizon. The town centre blends independent shops, cafés and restaurants with everyday essentials, giving it a warm, village like feel while still providing everything needed close at hand.

The historic high street is lined with characterful buildings and a mix of boutiques, galleries and eateries, creating a welcoming atmosphere that encourages slow wandering. Hythe's food scene continues to grow, with a choice of cosy pubs, stylish restaurants and artisan bakeries offering plenty of variety. The Royal Military Canal runs quietly through the town, offering scenic walking routes shaded by trees and frequented by wildlife, adding another layer of tranquillity to the area.

Schools in and around Hythe are well regarded, with both primary and secondary options easily accessible. The wider area provides excellent leisure opportunities, from golf courses and sports clubs to countryside trails stretching towards the North Downs. Transport links are strong, with convenient road connections and nearby high speed rail services from Folkestone offering swift access to London, making Hythe an appealing choice for those seeking coastal living without sacrificing connectivity.

*Together, these elements create a location that feels both peaceful and well served, perfectly complementing the elevated setting of the property and enhancing the sense of quality and lifestyle it offers.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Travel

By Road:	
Folkestone West Station	5.0 miles
Sandling Station	1.3 miles
Ashford International	12.9 miles
Canterbury	15.1 miles
Channel Tunnel	3.8 miles
Dover Docks	16.2 miles
Gatwick Airport	68.1 miles
Charing Cross	71.2 miles

By Train from Sandling:	
Charing Cross	1hr 40mins
Victoria	1hr 39mins
Canterbury East	40 mins
Ashford International	12 mins
High-Speed Folkestone West to St. Pancras	53 mins
High-Speed Ashford Int. to St Pancras	36 mins

Leisure Clubs & Facilities

Saltwood Cricket Club	07932 122229
Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441
Hythe Lawn Tennis Club	01303 266354
Hythe and Saltwood Sailing Club	01303 265178

Healthcare

Oaklands Health Centre	01303 235300
Sun Lane Surgery	01303 267102
William Harvey Hospital	01233 633331

Education

Primary Schools:	
Saltwood Primary	01303 266058
Hythe Bay Primary	01303 267802
Seabrook Primary	01303 238429
St Augustine's Primary	01303 266578
Ashford School (Prep)	01233 625171
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000
Dover College Junior	01304 205969

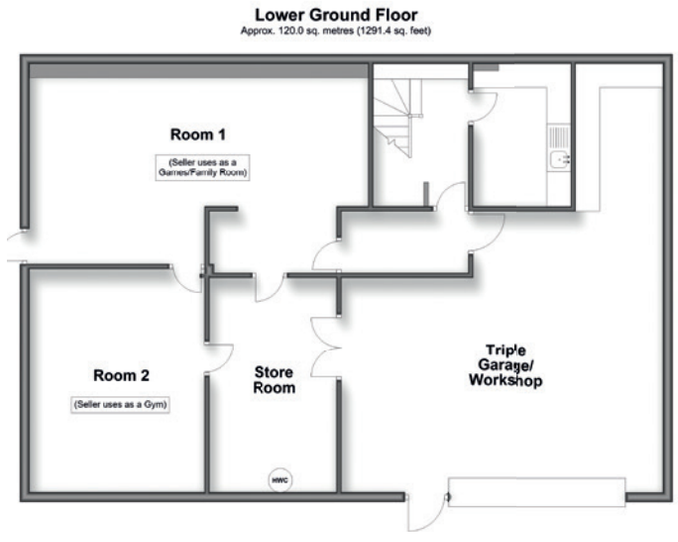
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
The Langton Grammar School	01227 463567
Simon Langton Girls Grammar School	01227 463711
King's School, Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
Ashford School	01233 625171
Dover College	01304 205969

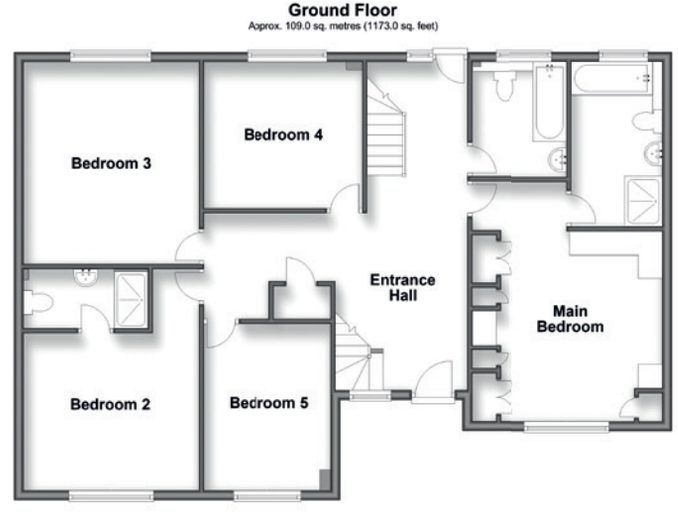
Entertainment

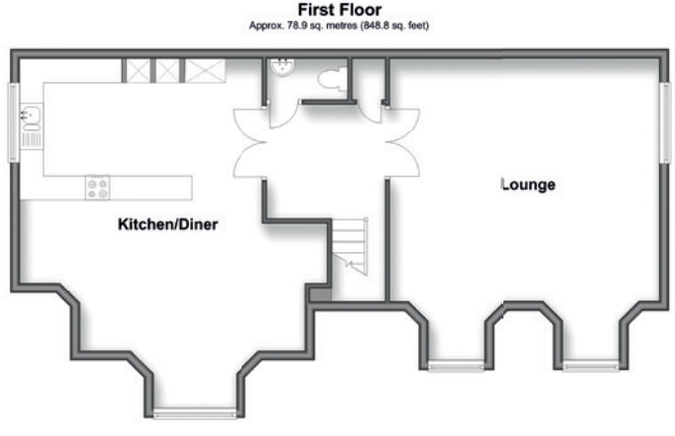
Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Imperial Hotel	01303 267441
Castle Hotel	01303 266311
Hide and Fox	01303 260915

Local Attractions / Landmarks

Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral







LOWER GROUND FLOOR

Triple Garage	22'0 x 14'9 (6.71m x 4.50m)
Workshop Area	10'0 x 6'0 (3.05m x 1.83m)
Store/Boiler Room	15'2 x 8'10 (4.63m x 2.69m)
Hallway	
Games/Family Room	22'5 x 13'3 (6.84m x 4.04m)
Gym	15'5 x 11'5 (4.70m x 3.48m)
Utility Room	9'10 x 6'9 (3.00m x 2.06m)

GROUND FLOOR

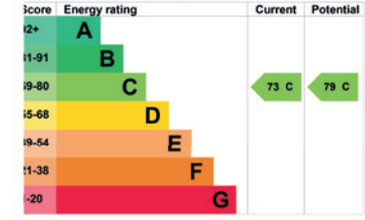
Entrance Hall	
Main Bedroom	16'6 x 13'1 (5.03m x 3.99m)
En Suite Bathroom	11'4 x 6'1 (3.46m x 1.86m)
Family Bathroom	7'11 x 6'5 (2.41m x 1.96m)
Bedroom 4	10'11 x 10'1 (3.33m x 3.08m)
Bedroom 3	13'11 x 12'0 (4.24m x 3.66m)
Bedroom 2	12'0 x 10'9 (3.66m x 3.28m)
En Suite Bathroom	8'6 x 4'1 (2.59m x 1.25m)
Bedroom 5/Study	11'6 x 8'9 (3.51m x 2.67m)

FIRST FLOOR

Hallway	
Lounge	20'9 x 18'5 (6.33m x 5.62m)
Cloakroom	5'6 x 2'9 (1.68m x 0.84m)
Kitchen/Diner	24'5 into bay (7.45m) x 21'2 (6.46m) narrowing to 16'8 (5.08m)

OUTSIDE

Driveway
Rear Garden



Council Tax Band: G
Tenure: Freehold

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 16.09.2026

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