



49 High Street, Hythe, Kent CT21 5AD



## HERONSGATE THE CLOSE, SALTWOOD

**£799,950 Freehold**

On an exclusive cul-de-sac in this much sought after village, this beautiful double fronted house provides beautifully presented accommodation including a kitchen/dining room, sitting room, garden room, utility room, 4 bedrooms (1 with en-suite bathroom). West facing garden, outbuilding, parking. EPC D



# **Heronsgate**

## **The Close, Saltwood, Hythe CT21 4RA**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Garden Room, Utility Room  
and Cloakroom**

**4 Double Bedrooms, Shower Room, The Principal Suite With  
En-Suite Bathroom & Balcony**

**Ample Parking, Generous Garden, Outbuilding Incorporating Studio and Workshop**

### **DESCRIPTION**

Heronsgate is an enchanting semi detached property of charm and character, situated on a cul-de-sac in an exclusive residential location. Having been thoughtfully extended and extensively improved for the current owners, the house offers deceptively spacious accommodation, arranged over three floors, which is light, airy and beautifully presented throughout. The sitting room with its wood burning stove, is dual aspect and has double doors opening to a superb garden room spanning the width of the rear of the house. This returns to the well fitted kitchen which is open plan to the dining room. There is also a large utility room and cloakroom. There are 4 double bedrooms (the master with en-suite bathroom and balcony) and a shower room over the first and second floors.

The generously sized rear garden is delightfully secluded and enjoys a westerly aspect. Within the garden is a substantial outbuilding which has been divided to create a large workshop and a very comfortable gym/home office. There is ample parking to the front of the house.

### **SITUATION**

Heronsgate is situated at the end of this exclusive cul-de-sac, very close to the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops and restaurants is a short drive away. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles.

The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite door, double glazed window to side, staircase to first floor, doors to:

### **SITTING ROOM**

Attractive pine fireplace surround encompassing a fireplace recess fitted with free-standing wood burning stove above a tiled hearth, pair of wall light points, uPVC and double glazed window to front overlooking the garden, pair of timber panelled and double glazed doors opening to and looking through the garden room to the garden beyond, 2 radiators.

### **GARDEN ROOM**

Of uPVC & double glazed construction over a brick built base and beneath a pitched, insulated and slate effect roof with Velux rooflights, windows to three sides overlooking the gardens and double casement doors opening to the terrace, two radiators.

### **KITCHEN/ DINING ROOM**

Arranged in two defined sections defined, by a central square archway. Oak effect flooring throughout. **Dining Area:** double glazed window to front, radiator. **Kitchen Area:** Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, integrated fridge and recess for dual fuel stove, square edged polished granite work surfaces under mounted with deep ceramic Butler's sink, mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, extractor hood above the recess for the range, exposed brick wall, recess for free-standing fridge, uPVC and double glazed doors opening to and looking through the conservatory to the garden beyond, open plan to:

### **SIDE LOBBY**

With door to utility room and door to:

### **CLOAKROOM**

Low level wc, wash basin with vanity cupboard below, walls tongue and groove panelled to half height, coved ceiling, uPVC and obscure double glazed window to rear, radiator.

### **UTILITY ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style and incorporating recesses and provision for washing machine, tumble dryer and freestanding fridge/freezer together with a wine rack. Roll top timber effect work surfaces inset with stainless steel sink and drainer with mixer tap, coordinating wall cupboards, further bank of cabinets incorporating bench seat with storage beneath, shelving and full height storage cupboards, tiled floor, recessed lighting, double glazed door to rear, composite door to front, double glazed window to rear, radiator.

### **FIRST FLOOR**

#### **LANDING**

Door giving access to staircase to Principal Bedroom Suite, access to **deep walk-in linen cupboard** housing the hot water cylinder, double glazed window to rear overlooking the garden, radiator, doors to:

#### **BEDROOM 2**

Recessed cupboard, fitted wardrobe, double glazed window to front looking down the close, radiator.

#### **SHOWER ROOM**

Fitted with a contemporary suite comprising shower enclosure with mains fed thermostatically controlled rain head and hand held showers, wash basin with vanity cupboard below, recessed lighting, double glazed window to rear overlooking the garden, wall mounted heated ladder rack towel rail.

#### **BEDROOM 3**

Double glazed window to front looking down the close, fitted wardrobe, radiator.





## **BEDROOM 4**

Double glazed windows to side and rear overlooking the garden, fitted wardrobe cupboards, radiator.

## **SECOND FLOOR**

### **PRINCIPAL BEDROOM SUITE**

Open plan to bedroom with double glazed window to rear overlooking the garden, radiator, door to:

### **EN-SUITE BATHROOM**

Twin ended free standing bath, tiled shower enclosure with mains fed thermostatically controlled shower, low level wc, pedestal wash basin, storage cupboards, localised tiling, recessed lighting, double glazed Velux rooflight to rear, under floor heating, wall mounted heated ladder rack towel rail.

### **PRINCIPAL BEDROOM**

Built-in wardrobe cupboards, recessed lighting, uPVC and double glazed window to side, radiator, timber framed and double glazed doors opening to a generous **decked balcony** with metal balustrade from where lovely views over the garden and adjoining properties can be enjoyed.

## **OUTSIDE**

### **Front garden**

The garden to the front of the property is set behind a low latticework fence and edged by a brick built wall. There is a generous block paved driveway providing parking for a number of vehicles and the remainder of the garden is laid to lawn and backed by borders planted with a variety of shrubs and other plants.

### **Rear garden**

Directly to the rear of the property and spanning the width of it is a deep paved terrace backed by a brick built raised bed planted with various shrubs and beyond which the garden is laid extensively to lawn, enclosed by timber panelled fencing and

broken by various ornamental shrubs and specimen trees including a silver birch, laurel, holly and photinia amongst others. To the far end of the garden is a small nature garden together with a **substantial timber framed outbuilding** above a brick built base and set beneath a pitched, tiled roof. This is arranged in two parts, the first currently being used as a **home office** with double glazed Casement doors opening to the garden and a double glazed window overlooking the garden, timber effect flooring, power and light set beneath a vaulted ceiling, door to the second section which is currently being utilised as a **workshop** and it's fitted with work benches and shelving et cetera, access to loft space, pair of doors to garden and window to garden, power and light.

## **COUNCIL TAX**

Band E approx £2653.80 (2023/24)  
Folkestone & Hythe District Council.

## **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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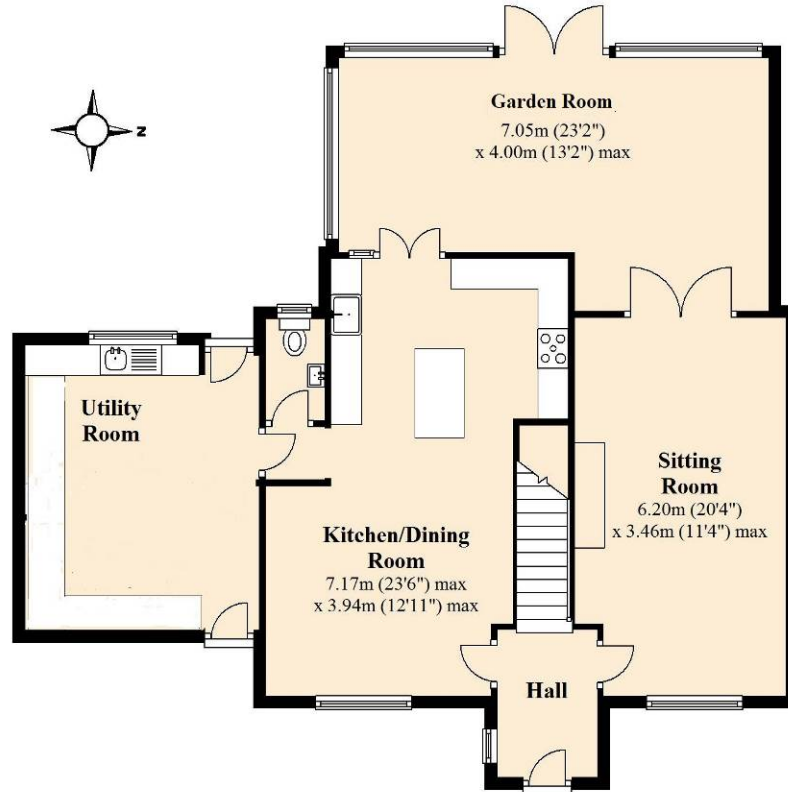






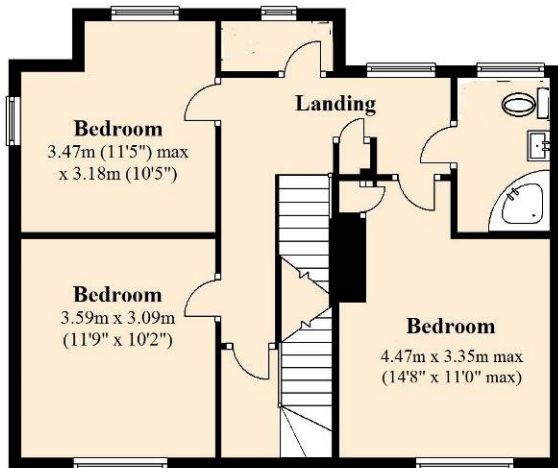
## Ground Floor

Approx. 102.8 sq. metres (1106.6 sq. feet)



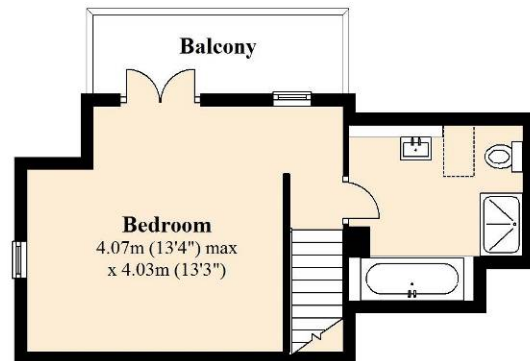
## First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



## Second Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 187.8 sq. metres (2021.1 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.