



49 High Street, Hythe, Kent CT21 5AD



**MINSTEAD,  
SANDLING ROAD, SALTWOOD**

**£2,750,000 Freehold**

An exceptional property which, following a programme of refurbishment and extension, offers beautifully presented accommodation totalling approx. 8666 sq ft and which has been designed to compliment a modern lifestyle. The house stands in grounds of around 3.2 acres and benefits from a four berth garage.



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# **Minstead, Sandling Road, Saltwood, Hythe CT21 4HJ**

**Entrance Vestibule, Reception Hall, Sitting Room, Open Plan Kitchen/Dining/Living Space,  
Family Room, Study, Cloakroom, Utility Room, W.C.,**

**Principal Bedroom Suite with Bedroom, En-Suite Bathroom & Dressing Room,  
Four Further Bedrooms (Two En-Suites), Bathroom.**

**Four Berth Garage with potential for Self Contained Ancillary Accommodation Above, Indoor Swimming  
Pool, Pump Room etc, Grounds Of Approximately 3.2 Acres**

## **DESCRIPTION**

Dating to the 1930s, Minstead is a unique and handsome detached house of immense charm and character rarely available in the highly regarded village of Saltwood. The property enjoys an idyllic setting amidst mature grounds of around 3.2 acres and is approached via a long private driveway passing through the grounds to the house which stands towards the rear of the plot, around 360ft from the road. Minstead is approximately 400 metres from the centre of Saltwood village and a short walk to Sandling train station with access to Kings Cross St Pancras in 55 minutes, offering excellent links for the commuter. The current owners have conducted an exquisite, impressive and detailed programme of repair, refurbishment and extension which is largely completed to an exceptional standard with a few areas left for the purchasers to finish to their own tastes and requirements. The work completed to date is a triumph transforming the property into a home tailored to compliment a modern lifestyle with contemporary detailing which enhances and highlights the wealth of original features throughout the house. This house is an ideal family home offering versatility, comfort, luxury and connectivity.

The accommodation, which totals circa 8666 sq ft, comprises a beautiful reception hall leading to the stunning magazine featured and award nominated open plan kitchen/dining/living space with bespoke cabinetry from the renowned Collins Bespoke, walk-in pantry and adjoining utility room, a generous yet cosy sitting room with gas fire, family room and study. There are five double bedrooms in the main house: the principal room with an exceptional vaulted en-suite bathroom and dressing room, two further en-suites and a family bathroom. A significant addition to Minstead is the capacious indoor swimming pool and gym, these are areas requiring an element of completion but the materials required are largely included in the sale. The secluded grounds are a delight with wide expanses of lawn, mature trees and shrubs, a sweeping gravelled driveway providing ample parking and leading to the four berth garage which has the potential and full planning permission to create ancillary accommodation above.

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## **SITUATION**

Sandling Road is an exclusive location close to the centre of the sought after village of Saltwood with its pretty village green, local shop, Michelin starred Hide & Fox restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street and variety of independent shops, boutiques, cafés and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, squash, cricket and bowls clubs, 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) 1.8 miles distant, main line railway station at Sandling, less than 1 mile, the Channel Tunnel Terminal 3.7 miles, the ferry port of Dover 12.5 miles and Ashford International Passenger Station 11.5 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (11.5 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 VESTIBULE**

Entered via a solid English oak 1930s front door with double glazed windows to either side, coved ceiling, tiled floor, crittall effect double doors with windows to either side opening to:

### **RECEPTION HALL**

Herringbone real oak flooring, moulded stone original fireplace surround and hearth, walls panelled to dado rail, recessed lighting, Staircase to 1st floor with built-in cupboards and shelving beneath, bespoke made from original timber from the grounds, column radiator, archway to inner, doors to sitting room and rear lobby, archway to:

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

Approaching 1000sq ft alone, arranged in three defined sections united by stone effect porcelain tiled flooring with underfloor heating throughout.

### **LIVING AREA**

Attractive painted original fireplace surround with carrara marble herringbone tile border, recess to side fitted with a bespoke cabinet with provision for wall mounted TV screened by folding doors, recessed lighting, bay with double glazed windows to front, open plan to:

### **KITCHEN**

Kitchen Fitted with a comprehensive installation of bespoke cabinetry by Collins Bespoke incorporating a range of base cupboards with integrated recycling pull out; three Fisher & Paykel drawer dishwashers, square edged quartz worktops under mounted with twin ceramic Shaws butler sink with Perrin & Rowe mixer tap and spray, Quooker 4 in 1 Cube instant hot, filtered still and sparkling water tap, glazed shelved wall cabinet, full wall of cabinetry incorporating breakfast cabinet concealed by folding doors with deep pan drawers beneath, four Siemens Studioline ovens including steam oven and Combi microwave oven, Siemens vacuum seal drawer and warming drawer, Siemens bean to cup coffee machine with tea, coffee and sugar drawers beneath, Siemens A-Cool wine cooler with full height 75cm wide fridge and freezer to either side, coordinating island unit with deep pan drawers and shelving, quartz worktop inset with Bora induction hob with integrated extractor, curved real Walnut

breakfast bar with 80cm Walnut chopping block work surface, three pendant light points, recessed lighting, folding doors opening to reveal a **Pantry** equipped with low-level level shelving topped with quartz work surfaces with tongue and grooved panelling and polished wood shelving above, double glazed window to rear overlooking the garden, open plan to:

### **DINING ROOM**

Recessed lighting, double glazed window to front, three pairs of crittall effect casement doors opening to decked terrace to side, panelled and glazed door to:

### **UTILITY ROOM**

A generous space set beneath a double glazed atrium rooflight, fitted with a comprehensive range of base cupboards incorporating space and provision for washing machine and tumble dryer, square edged wood effect worktops inset with ceramic sink and drainer unit with mixer tap, coordinating wall cupboards, full height storage cupboard & pulley maid, stone effect tiled floor with underfloor heating throughout, double glazed window to front, crittall effect double glazed casement door opening to rear, door to gym, double glazed door to swimming pool, door to

### **CLOAKROOM**

Low-level WC with concealed cistern, pedestal wash basin, walls tongue and groove panelled to half height with William Morris wallpaper to top, recessed lighting, extractor fan.

### **THE SWIMMING POOL**

The pool room is a generous space incorporating a 10metre x 3.5metre heated swimming pool set beneath a double glazed atrium roof light, bifold double glazed doors opening to deck terrace to front, doors to pump rooms and shower room. **NB** This space is incomplete and requires finishing allowing the purchaser to complete the space to their taste and requirements. The following pool fittings are included in sale: air source heat pump, sand filter, inverter pool pump and any pool fittings already installed.





## **GYM**

A generous space equipped with power and provision for lighting, Crittall effect double glazed casement doors and floor ceiling windows opening to garden. **NB** This space is incomplete and requires finishing allowing the purchaser to complete the space to their own tastes and requirements.

## **SITTING ROOM**

Attractive painted fireplace surround incorporating freestanding log effect, remote operated gas stove set on a slate hearth, provision for wall mounted television, deep moulded cornice, bay with double glazed windows and window seat to front, column radiator, door returning to inner hallway.

## **STUDY**

Equipped with a bespoke Neville Johnson desk unit with coordinating shelving and cabinets, recessed lighting, pair of double glazed windows to rear, column radiator.

## **PLAYROOM**

Fitted wall shelving and cabinets, double glazed windows front and side overlooking the gardens, two column radiators, cupboard housing electrical installation, door to:

## **REAR LOBBY**

Wash basin with mixer tap, tiled splashback and vanity drawers below, tiled floor, panelled and glazed door to rear, door to:

## **CLOAKROOM**

Low-level WC, tiled floor, tiled walls to half height, obscured double glazed window side.

## **REAR HALLWAY**

Herringbone real Oak flooring, substantial panelled and obscured glazed door to rear, open plan to cloakroom fitted with bespoke cabinetry incorporating shoe storage, bench with coat hanging and shelving above, wash basin set on cabinet with mixed tap above, double glazed window to rear, door to WC. W.C. Tiled floor, walls tiled to half height with William Morris wallpaper to top half, wall hung wash basin, low level WC, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder towel rail.

## **CLOAKROOM**

Tiled floor, walls tiled to half height, wall hung wash basin, low level WC, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder towel rail.

## **FIRST FLOOR LANDING**

Recessed lighting, deep moulded cornice, two double glazed windows to rear overlooking the garden with views to the field beyond, column radiator, doors to:

## **PRINCIPAL BEDROOM**

Painted fireplace surround with original polished stone insert and hearth, deep moulded cornice, recessed lighting, feature panel wall, double glazed windows to front and side overlooking the gardens, column radiator, door to ensuite shower room, folding doors to:-

## **DRESSING ROOM**

Equipped with a comprehensive range of shelving, flights of drawers and hanging rails all with lighting, double glazed window front overlooking the garden, column radiator, recessed lighting, deep moulded cornice.

## **EN-SUITE BATHROOM**

Mesmerising and unique vaulted space fitted with brushed brass tapware and comprising freestanding Clearwater natural stone slipper ended bath with water spout and handheld shower attachment, huge walk in natural stone resin shower tray spanning 1800mm x 1100mm set in feature window overlooking private woodland with rainhead shower and separate handheld attachment, pair of wash basins with mixer taps set on a Teak wall hung vanity unit, low level WC, double glazed picture window to side enjoying views of open countryside and woodland, further double glazed window to front overlooking the gardens, column radiators.



### **BEDROOM**

Built-in wardrobe cupboard, recessed lighting, pair of double glazed windows to rear overlooking the garden, column radiator, door to:

### **EN-SUITE SHOWER ROOM**

Impressive vaulted space, fitted with a contemporary suite with matt black tapware and incorporating a walk-in twin sized shower enclosure with rainhead shower and separate handheld attachment, pair of wall hung wash basins with flight of vanity drawers below, close coupled WC, wall lights, double glazed window to rear enjoying views to open countryside, column radiator.

### **BATHROOM**

Fitted with a traditional suite comprising twin ended freestanding natural stone bath with mixer tap and handheld shower, low level WC, pedestal wash basin, tiled twin sized shower enclosure with rainhead shower and separate handheld attachment, timber effect flooring, walls panelled to half height, recessed lighting, extractor fan, pair of obscured double glazed windows to rear.

### **BEDROOM**

Deep moulded cornice, recessed lighting, built-in wardrobe cupboards, shelving and flight of drawers, double glazed windows to front and side overlooking the gardens, column radiator, doorway to:-

### **EN-SUITE SHOWER ROOM**

Twin sized tiled shower enclosure with rainhead shower and separate handheld attachment, low-level WC, pedestal wash basin, tiled floor, tiled walls, recessed lighting, extractor fan, heated towel rail.

### **BEDROOM**

Shelved recess, access to loft space via hatch fitted with loft ladder, access to eaves storage, recessed lighting, double glazed windows to front, side and rear overlooking the gardens, column radiators.

### **BEDROOM**

Coved ceiling, recessed lighting, double glazed windows to side and rear overlooking the garden, column radiator.

### **THE GROUNDS**

Minstead is set in grounds of approximately 3.2 acres and is approached via a sweeping gravelled driveway passing by a natural pond and an expanse of lawn dotted with various specimen trees including silver birch and weeping willow. The drive opens to a generous parking and turning area to the front of the house where there is electric vehicle charging and access to the garage. A flight of York stone steps leads to a generous terrace also paved in York stone before the main entrance to the property. From here lawn extends to the side of the house where there are lightly wooded gardens with various spruce trees and others together with specimen camellias. To the side of the house, accessed from the dining room and swimming pool, is a large, secluded south facing entertainment terrace. To the rear of the house is a further level expanse of lawn with various specimen trees including spruce, oak and Indian bean trees. Concrete pad in place where previous garage was situated and could be replaced.

### **THE GARAGE**

The quadruple garage is of a generous size being fully open on the ground floor with four apertures ready for the installation of doors by the purchaser. There is a large rear lobby with a staircase opening out onto the first floor which has two dormer windows to the front and could be utilised as ancillary accommodation to the main house. Planning permission is granted for a small kitchenette and bathroom to ground floor with two large rooms above.

### **EPC Rating Band TBC**

### **COUNCIL TAX**

Band G approx. £3618.82 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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







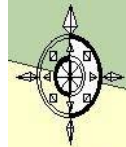








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**NB This plan does not reflect the additions to the property, the garages nor the current driveway configuration.**

Westlife

Minstead

Mayfield

65.4m

Pond

Leckets

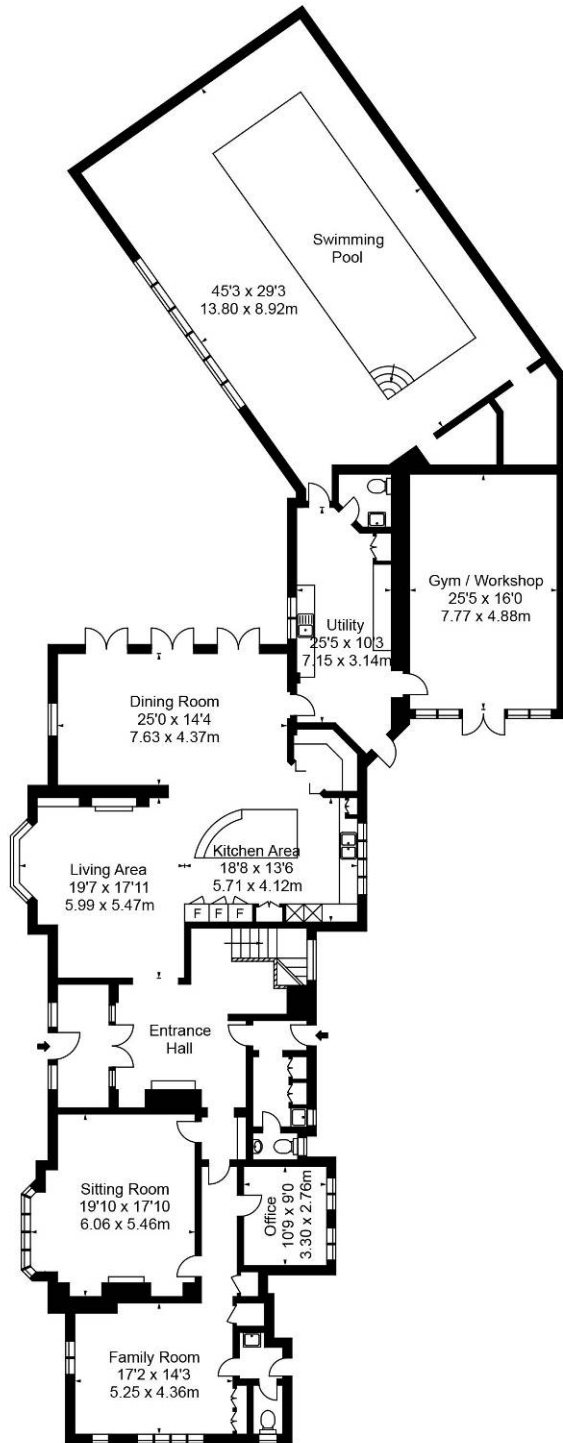
Moray Lodge

**Promap**  
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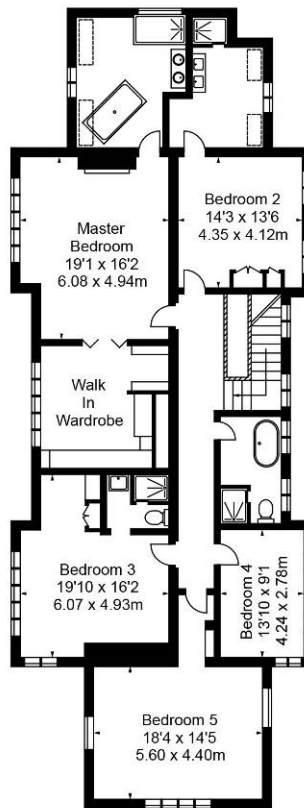


# Minstead, Sandling Road, Saltwood



Ground Floor

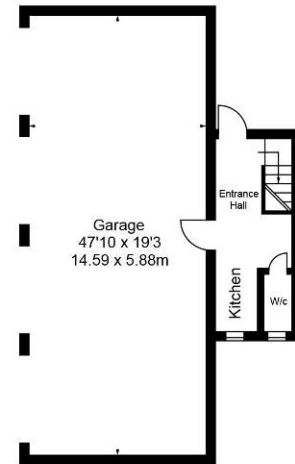
Approximate Gross Internal Area :-  
 Ground Floor :- 426.55 sq m / 4591 sq ft  
 First Floor :- 198.11 sq m / 2132 sq ft  
 Annex Ground Floor :- 103.94 sq m / 1119 sq ft  
 Annex First Floor :- 76.57 sq m / 824 sq ft  
 Total :- 805.17 sq m / 8666 sq ft



First Floor



Annex First Floor



Annex Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)