

49 High Street, Hythe, Kent CT21 5AD



**WHITE GABLES,
THE CLOSE, SALTWOOD, HYTHE**

Enviable situated on a sought after cul-de-sac, in the heart of the village, within walking distance of highly regarded schools, this attractive detached house offers well proportioned accommodation with 2 reception rooms and 3 bedrooms. South facing garden, garden studio and ample parking. EPC

**£640,000 Freehold
NO ONWARD CHAIN**



White Gables
The Close, Saltwood, Hythe CT21 4RA

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room,
Family Room, Cloakroom,
Three Bedrooms, Bathroom,
Gardens To Front and Rear, Ample Parking, Garden Room**

DESCRIPTION

White Gables is enviably situated in a much sought after location, on a pretty, peaceful cul-de-sac. The property has been much improved by the owners and now offers attractively presented accommodation of particularly comfortable proportions.

The accommodation comprises a welcoming entrance hall leading to the sitting room with its bi-folding doors uniting the space with the garden, a generous kitchen/breakfast room, a dual aspect family room and a very smart cloakroom. On the first floor there are three bedrooms, two doubles and a single together with a smart bathroom.

The house occupies a generous plot with a pretty front garden incorporating ample parking on the block paved driveway. To the rear, the garden enjoys a southerly aspect and includes contemporary garden room, an ideal studio, home office, games room or gym. The property is being sold with the added advantage of no onward chain.

SITUATION

White Gables is situated on this exclusive cul-de-sac, very close to the centre of Saltwood, a quintessential English village with its pretty green, village hall, local store, restaurant and charming church. 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 and variety of independent shops, boutiques, cafes 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, 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 timber effect composite and double glazed door, polished timber flooring, coved ceiling, radiator concealed by decorative cover, staircase to first floor, doors to:

KITCHEN/DINING ROOM

A generous space incorporating a comprehensive range of base cupboard and drawer units in a Shaker style incorporating integrated dishwasher and space with freestanding Falcon range cooker with five burner gas hob and double ovens, square edged granite work surfaces undermounted with deep ceramic one and a half bowl butler's style sink with mixer tap and a grooved drainer to the side, tiled splashbacks, coordinating wall cupboards, incorporating glazed display cabinets, plate rack and wine rack, concealed lighting beneath and stainless steel extractor hood above the hob, further bank of units incorporating full-height wine rack, integrated eye-level microwave and flanking a recess currently housing a freestanding American-style fridge freezer, peninsular breakfast bar with woodblock worktops, a further bank of coordinating full-height storage cupboards, combination of polished timber floorboards and tiled flooring, recessed lighting, two double glazed windows to front, double glazed door to side, access to understairs storage cupboard, cast-iron column radiator.

SITTING ROOM

Media Wall incorporating recess and provision for central wall-mounted TV above a contemporary log effect electric fire flanked by illuminated shelving and low-level cabinets to either side, coved ceiling, double glazed bi-folding doors opening to and uniting the space with the rear garden, high-level double glazed window to side, contemporary column radiator.

FAMILY ROOM

Recessed lighting, double glazed window to front, double glazed casement doors opening to and overlooking the rear garden, radiator.

CLOAKROOM

Well fitted with a contemporary suite comprising low-level WC with concealed cistern, wall-hung washbasin with mixer tap, tiled floor, walls panelled to half-height, coved ceiling, obscured double glazed window to rear, heated ladder rack towel rail.

FIRST-FLOOR LANDING

Cupboard housing wall-mounted gas-fired boiler and Hisense washing machine, access to loft space, double glazed window to side, doors to:

BEDROOM

Coved ceiling, comprehensive range of built-in wardrobe cupboards, double glazed window to rear overlooking the garden, radiator.

BEDROOM

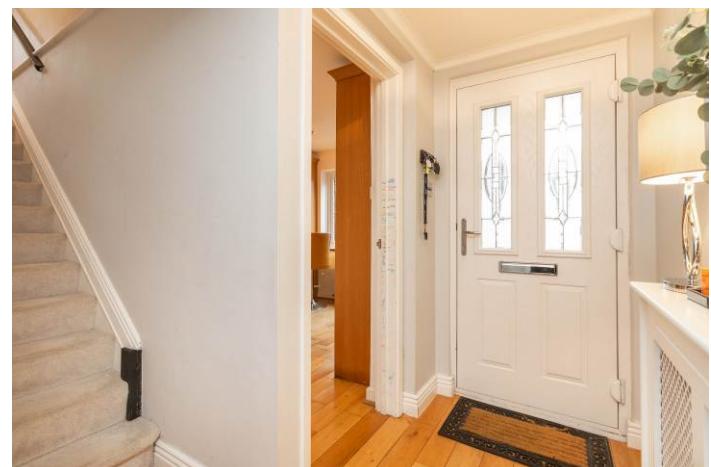
Built-in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front, radiator.

BEDROOM

Double glazed window to rear, built-in wardrobe cupboards, radiator.

BATHROOM

P-ended panelled bath fitted with mixer tap and separate thermostatically controlled shower and glazed shower screen, low level WC, wall hung wash basin with mixer tap, vanity drawers below, coordinating vanity cupboard to side and illuminated mirror above, tiled flooring in a timber finish, tiled walls, extractor fan, recessed lighting, obscured double glazed window to front, heated ladder rack towel rail.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low wall topped with railings and lanterns positioned on the columns, there is a generous block-paved driveway providing off-road parking for a number of vehicles, with the remainder of the garden being laid largely to lawn with various specimen shrubs including a ceanothus. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property, which enjoys a southerly aspect, is well enclosed by close-boarded timber-panelled fencing and incorporates a generous paved terrace directly to the rear of the house which extends to the remainder of the garden which is laid largely to lawn edged by borders stocked with a variety of shrubs and other plants including euonymus, choisya, bay, privet and laurel amongst others. To the far end of the garden is a purpose-built timber-framed **GARDEN ROOM** with double-glazed sliding patio doors to the front, window to side, power and light. Thought suitable for a variety of uses including games room, garden room, home office or gym amongst others.

EPC Rating Band

COUNCIL TAX

Band E approx. £2907.80 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

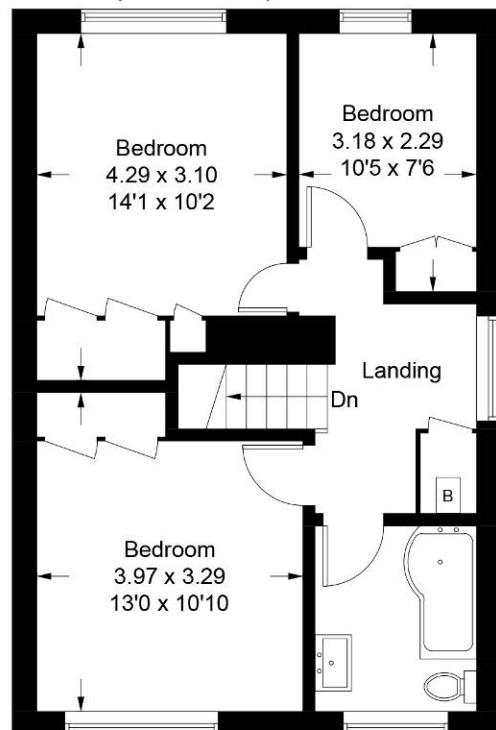


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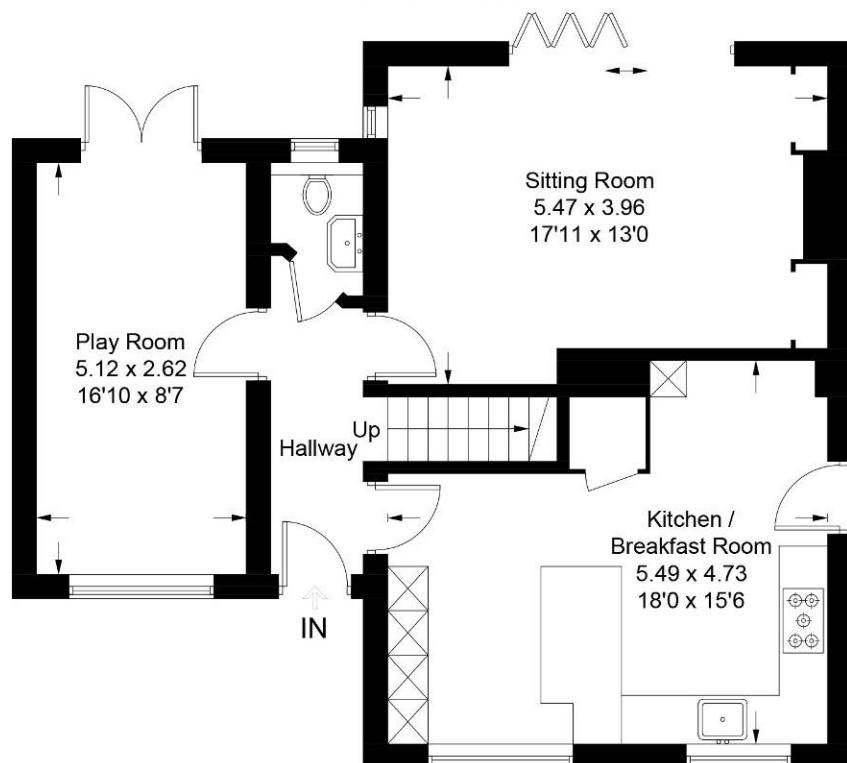


White Gables, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor Area = 68.9 sq m / 742 sq ft
First Floor Area = 45.8 sq m / 493 sq ft
Total Area = 114.7 sq m / 1235 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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