



Bullaceton School Road Saltwood Hythe Kent CT21 4PP
Guide £975,000

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Bullaceton

School Road Saltwood Hythe

A stunning haven of space and elegance within the village centre.

Situation

Saltwood is a picture-perfect village exuding quintessential charm. Its idyllic setting features a pretty green, a welcoming village hall, a local store, a delightful restaurant, and an enchanting church, all contributing to its timeless appeal. Families seeking excellent education options have two primary schools within a short walk, while Brockhill Performing Arts College also lies in close proximity. For those aspiring for further academic opportunities, two highly regarded Grammar Schools in Folkestone can be accessed conveniently through a regular bus service. A short drive away, the market town of Hythe awaits, with its vibrant High Street adorned by a variety of independent shops, boutiques, charming cafés, and inviting restaurants. Four supermarkets, including well-known names like Waitrose and Sainsbury's, cater to the practical needs of residents, ensuring convenience and choice. Saltwood and its surroundings offer a wealth of sports and leisure activities for enthusiasts. Sailing, tennis, squash, cricket, and bowls clubs provide ample opportunities for active recreation. Nature enthusiasts will delight in the abundance of footpaths, bridleways, and Brockhill Country Park, offering scenic routes for horse riding, dog-walking, and organized outdoor activities. With excellent commuting links, Saltwood ensures convenient access to various destinations. The M20 motorway junction (Junction 11) lies a mere 1.8 miles away, while the Sandling mainline railway station is less than 1 mile from the village. The Channel Tunnel Terminal is a short 3.7-mile drive, and the ferry port of Dover is approximately 12.5 miles away. Ashford International Passenger Station, offering further travel options, stands at a distance of 11.5 miles. For swift travel to London, the High-Speed Link is accessible from both Folkestone (5 miles) and Ashford (11.5 miles), with journey times to St Pancras estimated at around 53 and 38 minutes, respectively.

The Property

Nestled in the heart of this charming village, Bullaceton, is an attached and extended Victorian

house which exudes a deceptive spaciousness and unparalleled beauty. Spread across two floors, the residence offers a remarkable blend of classic elegance and contemporary comfort. Step inside the handsome reception hall, adorned with a herringbone wood floor and a grand staircase that catches the eye. The ground floor reveals a convenient cloakroom, a cozy snug, and an inviting drawing room boasting an attractive turret window and an open fireplace. The L-shaped kitchen dining room is a true masterpiece, featuring a stunning Thoroughly wood designed kitchen with a wealth of integrated units and a separate island including a sleek Bora induction hob set in a Dexon worktop. To the front lies a practical utility room, while double doors graciously open up to the enchanting garden. Additionally, a separate access opens to the front of the property. Ascend to the first floor and be greeted by an impressive landing and a cleverly reconfigured layout that provides four double bedrooms, two of which boast ensuite shower rooms. The main bedroom is particularly striking, boasting a vaulted ceiling and a Juliette balcony, making it a truly captivating retreat.

Outside

Hidden behind a tall ragstone wall and door, you will find a secluded walkway leading to the entrance and front. Adjacent to this, there is a spacious block paved driveway, capable of accommodating multiple vehicles. Moving further behind here is a delightful paved seating area that extends to the rear of the house. This opens up to a beautiful main rear garden, encompassed by a broad lawn and mature trees that offer a sense of privacy and seclusion. Within the garden, you will come across a practical glazed summerhouse and additionally, discreetly placed on the opposite side is an impressive garden office/gym. This cabin boasts double glazed windows and doors, along with power, lighting, and internet connection, making it a versatile and functional space.



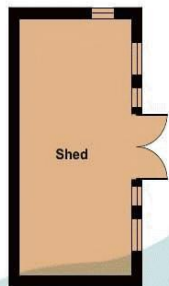
To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 3034 sq ft / 281.8 sq m

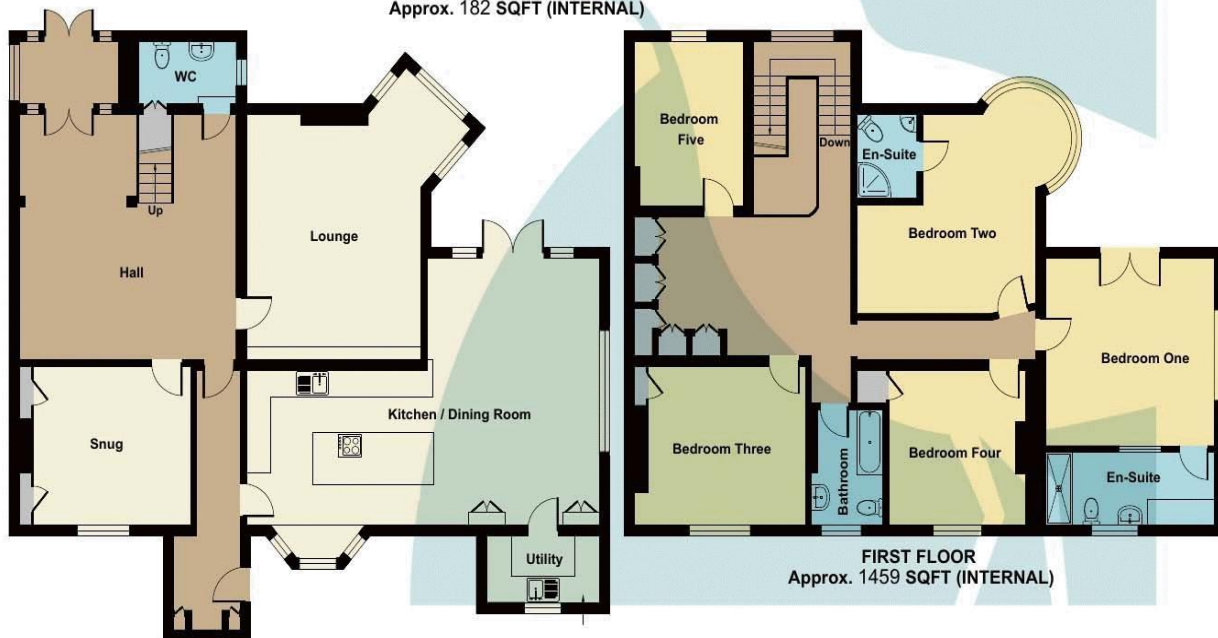
Outbuilding = 182 sq ft / 16.9 sq m

Total = 3216 sq ft / 298.7 sq m

For identification only - Not to scale



OUTBUILDING
Approx. 182 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1575 SQFT (INTERNAL)

FIRST FLOOR
Approx. 1459 SQFT (INTERNAL)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1013613



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Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

- Snug**
14'1 x 12'2 (4.29 x 3.71)
- Kitchen / Dining Room**
29' x 20'5 (8.84 x 6.22)
- Lounge**
18'9 x 14'2 (5.72 x 4.32)
- WC**
8' x 6'9 (2.44 x 2.06)
- Bedroom One**
14'4 x 14' (4.37 x 4.27)
- Bedroom Two**
14'11 x 14'10 (4.55 x 4.52)
- Bedroom Three**
14'3 x 12' (4.34 x 3.66)
- Bedroom Four**
12'4 x 12'1 (3.76 x 3.68)
- Bedroom Five**
12'2 x 8'10 (3.71 x 2.69)
- Bathroom**
8'4 x 5'10 (2.54 x 1.78)
- En Suite**
13'11 x 5'8 (4.24 x 1.73)
- En Suite**
6'5 x 4'7 (1.96 x 1.40)
- Shed**
19'8 x 9'3 (5.99 x 2.82)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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