



Richdale Bartholomew Close Saltwood Hythe Kent CT21 4BS  
Guide £650,000

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# Richdale

Bartholomew Close Saltwood Hythe

An immaculate detached property in a sought after location.

Chain free.

## Situation

An extremely well located detached house in a quiet unadopted cul-de-sac, only a short walk to the picturesque Saltwood village green, with its local shop and public house. The high performing village primary school and Brockhill Park Performing Arts College are also nearby. Hythe with its charming town centre is within reasonable distance and offers a variety of independent shops and restaurants.

Commuting services are excellent with High Speed rail links to London St. Pancras via Sandling station and nearby Folkestone West station. Access to the nearby M20 motorway provides a network to the remainder of Kent with Eurotunnel in Cheriton offering connections to the Continent.

## The Property

Richdale is a beautifully maintained three bedroom detached property that has been extensively updated by the current owners. The improvements include new double glazed windows, rewiring, replumbing, and the creation of a stunning open-plan kitchen, dining, and living area on the ground floor. The property features a level entrance leading to a welcoming hallway with a cloakroom/wc.

The heart of the home is the spacious, light filled open-plan living area. The recently replaced kitchen boasts a range of sleek, white gloss cabinets and drawers with oak work tops, complemented by a large central island housing an integrated induction hob and a concealed Neff extractor. Additionally, there is an eye level double oven with microwave and grill, as well as integrated appliances, including a dishwasher, fridge and freezer. The adjoining

dining and living areas are enhanced by custom built oak storage units, including a desk/work station, and the living room is further enriched by a cozy log burner. Extending from the living room, the oversized south facing conservatory has been fitted with a new roof and heating, offering access to a delightful, well stocked rear garden.

Upstairs, a spacious landing with loft access leads to three bedrooms, each equipped with bespoke built-in wardrobes. The first floor is completed by a modern bathroom and a separate wc.

## Outside

The property is accessed via a well stocked front garden and a driveway with space for two cars leading to the garage.

The south facing rear garden is a highlight, featuring a spacious patio perfect for al fresco dining, a well maintained lawn with well stocked borders.

There is also a summer house and shed.

## Services

We understand all main services are available.

The road is unadopted.

## Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.





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

Total Approximate Area = 1473 sq ft / 136.8 sq m (includes garage)

For identification only - Not to scale

## Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1168792



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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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