



Freehold



Minstead, Sandling Road, Saltwood CT21 4HJ

- Substantial & Sensitive Renovated Detached Residence
- Creatively Reconfigured & Thoughtfully Extended
- Artistic Décor, Rich Character & Bespoke Joinery
- Collins Bespoke Kitchen With Many Integrated Appliances
- Open Plan Living Room & Four Elegant Receptions
- Set Within 3.06 Acres Of Enchanting Grounds
- Yoga Studio/Gym Overlooking The Garden
- Opportunity To Complete Pool Room & Garage/Annexe
- Fast Rail Links To London In Less Than 55 Minutes

SITUATION:

Saltwood is a small, idyllic village nestled just outside Hythe, offering a peaceful and historic setting. Benefitting from a train station found less than a km from this property which links to London St Pancras in just 55 minutes. Saltwood is best known for the magnificent Saltwood Castle, a 13th-century fortress that has been the residence of various notable figures throughout history. The village itself is quaint, with traditional English cottages, a few local shops, and a tranquil atmosphere. It is also home to the 2 Michelin star restaurant the Hide and Fox, just 300 metres from Minstead voted 3rd best restaurant in the UK and 12th best in Europe in 2024.

Saltwood has a strong connection to the past, with its medieval castle standing as a symbol of the region's heritage and its proximity to the Kent Downs Area of Outstanding Natural Beauty, offering scenic walking paths and views of the surrounding countryside all immediately accessible from Minstead.

In Saltwood, the primary educational institution is Saltwood Primary School, a small, community-oriented school that serves children aged 4 to 11. The school is known for its nurturing environment and close ties with the local community.

Hythe, less than a mile away from Saltwood, is a historic coastal town on the south-east coast of England. Hythe is famous for its beautiful seafront, where visitors can enjoy the long, pebble-strewn beach, peaceful promenades, and lynx golf course. The town has a bustling traditional high street with a wide variety of restaurants, independent shops and local boutiques as well as a large Waitrose and a Sainsbury's.

The Royal Military Canal is less than a mile from Minstead and offers beautiful walks, cycle routes, and an opportunity to canoe or paddleboard through Hythe and beyond.



DESCRIPTION:

A substantial, significantly enhanced 1930's built detached residence, occupying over 3 acres of beautiful grounds, nestled in the sought-after village of Saltwood, near Hythe. Minstead has been meticulously renovated and creatively extended, showcasing exceptional architecture, outstanding craftsmanship, and thoughtful design. The current owners have carefully restored the property, preserving and reclaiming period features, whilst incorporating period correct fixtures and fittings. The end result is truly exemplary, a credit to the vendor, who has an artistic eye for interior design.



With over 6,000 sq. ft. of beautifully presented internal space and over 8,300 sq ft in total, the property is flourishing with character and space. Herringbone parquet flooring, elegant fireplaces, and intricate panelling are balanced with fine décor, Crittall-effect doors, bespoke joinery, luxury bathrooms, and a handcrafted, bespoke kitchen.

Every effort has been made to ensure the improvements respect the property's heritage, with an exposed brick façade complemented by Residence 9 windows and a handsome 1930's doorway.

Set back from the road and commanding an elevated position within its grounds, Minstead boasts an impressive entrance hall with a grand fireplace and stairs leading to the first floor. What would have originally been the front door now opens onto the rear garden, with a fully fitted boot room, and stylish cloakroom with iconic William Morris wallpaper.

To the left of the entrance hall, you'll find the main living area, which forms part of the extension. The quartz-topped kitchen, designed by the vendor and fitted by Collins Bespoke—a high-quality local kitchen designer—features a range of integrated appliances, including several Siemens ovens, a Bora hob with down draft extractor, two

Fisher & Paykel dishwashers, an extra-wide fridge and separate freezer, a three zone wine cooler and an integrated coffee machine. A double Shaws butler sink is complete with a Quooker tap, offering filtered, boiling, and sparkling water. The space is further enhanced by a curved, walnut wood breakfast bar and a walk-in pantry, whilst the dining area overlooks the decked terrace through aluminium Crittall effect French doors. The whole living area also benefits from a Bluetooth surround sound ceiling speaker system.

The utility room offers plenty of space for laundry appliances and leads to the yoga studio/gym and the pool room, which is partially complete, with the superstructure and pool formed, now requiring finishing. To the right of the hallway, through a beautiful arched doorway, are three additional receptions: a children's playroom, a formal bay-fronted sitting room, and a Neville Johnson fully fitted bespoke study.



On the first floor, there are five double bedrooms and a well-appointed family bathroom. Three of the bedrooms feature sleek en-suite shower rooms.

The main bedroom is a beautiful retreat, complete with a fireplace and decorative panelling. It also benefits from a walk-in dressing room and an exceptionally luxurious bathroom, featuring brushed brass fixtures, a natural stone bathtub, and a walk-in shower with a full-height window view all within a vaulted space of over 4 metre ceiling height.

OUTSIDE:

Minstead occupies 3.06 acres of splendid natural grounds, which include areas of enchanting woodland, meadow and a wildlife pond. The residence is peacefully set back from the road offering a great deal of privacy.

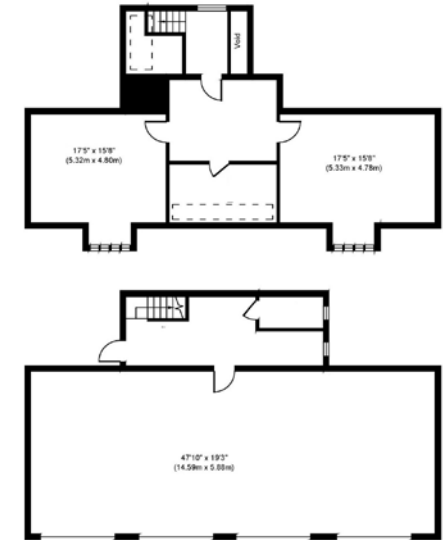
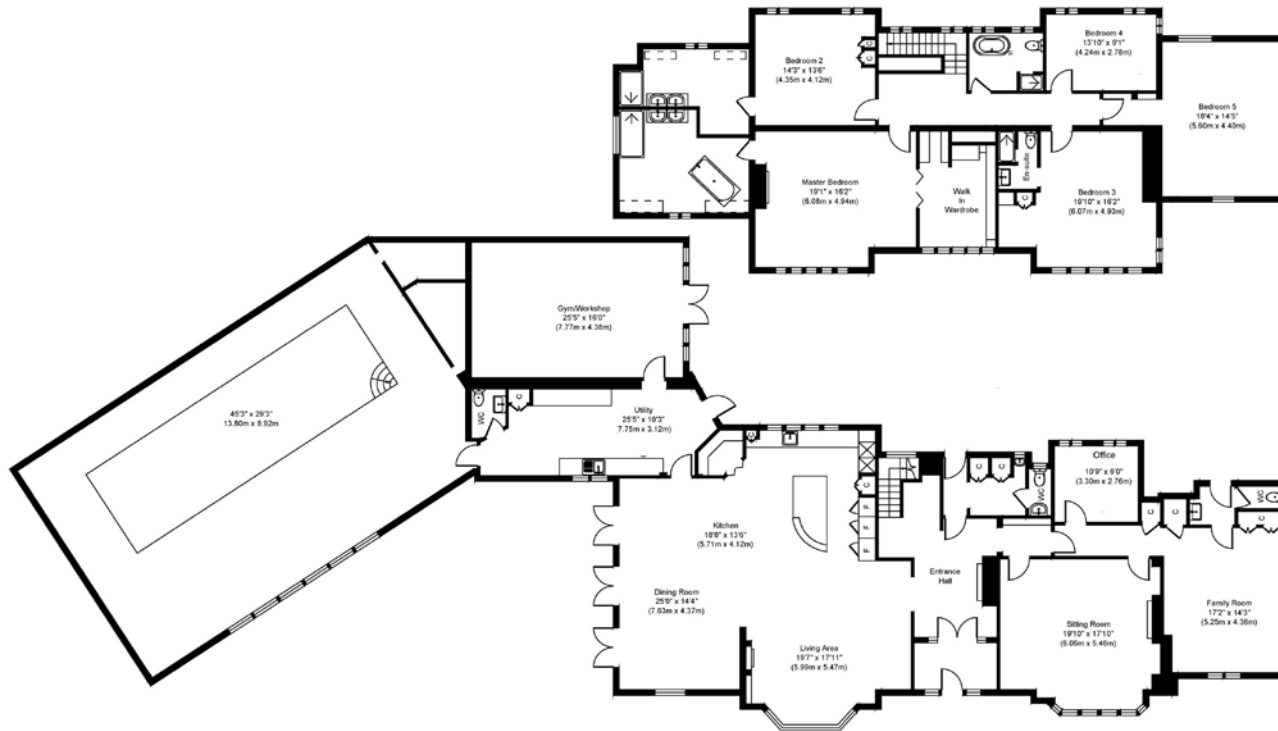
The driveway ascends to the main entrance and offers ample parking, as well as a four-bay garage, which has been built in mind to offer additional accommodation. There is an element of work to complete internally, but with planning and entire structure in place with externals complete.

The gardens wrap around the property, offering a decked terrace from the dining area and pool room. At the rear, the gardens are mainly laid to lawn, bordered by established lavender and enclosed by mature trees which provides a wonderful, shaded play area.









TOTAL FLOOR AREA: 8309 sq. ft (772 sq. m)
 HOUSE & POOL ROOM: 6371 sq. ft (592 sq. m)
 GARAGE/ANNEXE : 1938 sq. ft (180 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 The property is served by mains gas & private drainage.

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