



10 Bartholomew Lane Saltwood Hythe Kent CT21 4BX
£525,000

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10 Bartholomew Lane

Saltwood Hythe CT21 4BX

A spacious four bedroom home conveniently nestled in the heart of Saltwood village.

Chain Free

Situation

Conveniently nestled in the heart of this vibrant Kentish village around The Green, the property is perfectly positioned near a popular pub, village hall, general store, and Michelin star restaurant. It's ideally located for family activities and dog walking with Brockhill Country Park and Eaton Lands just a stone's throw away.

There are two excellent primary schools which naturally feed two equally excellent Grammar Schools in Folkestone as well as the Brockhill Park Performing Arts College nearby. The bustling town of Hythe, featuring a lively high street, four supermarkets and a variety of independent shops and restaurants, is also easily accessible.

Excellent commuting options include High Speed links to London St Pancras from nearby Sandling station, while the M20 motorway connects to the rest of Kent and Eurotunnel in Cheriton provides easy access to France and the Continent.

The Property

A truly handsome semi-detached home arranged over three beautifully presented floors, this charming property immediately captures the eye with its attractive character elevations and decorative hanging tiles.

A walled cottage style front garden sets the tone, welcoming you into a bright entrance hall.

Thoughtfully designed, this space features a built-in coat cupboard, practical understairs storage, and a ground floor cloakroom/WC cleverly arranged to accommodate both a washing machine and tumble

dryer. The property benefits from hard flooring on each level and wool carpet on the staircases.

The front facing functional kitchen offers an excellent range of matching storage units complemented by worktops to three walls. A double sink with drainer sits beneath a pleasant outlook, while integrated appliances include a gas hob, double oven/grill with overhead extractor, and a wall mounted cupboard housing the combination gas boiler.

To the rear, the efficiently zoned L-shaped living area uses its design to create separate spaces for dining and lounging. This thoughtfully arranged reception area opens directly to the rear garden, creating a seamless flow between indoor and outdoor living and offering the perfect setting for relaxing or hosting guests.

On the first floor, a bright landing with built-in storage leads to three nicely balanced bedrooms, featuring two sizable double bedrooms and a third bedroom currently used as a study, and to the family bathroom. The bathroom is fitted with a classic white suite and features an enclosed shower cubicle, separate bath, vanity wash hand basin and wc with bidet shower.

Stairs rise to the second floor landing, which includes a large built-in cupboard and provides access to the principal bedroom. This generous and private room boasts a substantial walk-in wardrobe with hanging rails. Completing the accommodation is a spacious ensuite shower room, fitted with an enclosed shower cubicle, wc with bidet shower and a stylish vanity wash hand basin.





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Outside

The front garden features a paved pathway leading to the entrance, alongside a pebbled area enclosed by a low brick wall. The rear garden offers a bright and sunny aspect with level lawn bordered by panel fencing, with side access and a paved patio area. The presence of mature trees and plants throughout the space ensures a peaceful and secluded atmosphere.

The property also benefits from a single en-bloc garage with electricity, accessible from Bartholomew Lane.

Services

We understand all main services are connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

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.



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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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