



West End  
Bartholomew Close | Hythe | Kent | CT21 4BS

 FINE & COUNTRY

# STEP INSIDE

## West End

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Whether you are looking for a delightful permanent family home or an excellent holiday retreat this charming detached residence in a small and prestigious cul-de-sac on the outskirts of Hythe could be the answer. It offers easy access to Saltwood village, Hythe town centre and the seafront and has been expertly refurbished and extended with high end fixtures and fittings including oak doors, shutters on all the windows, underfloor heating in some areas and excellent semi open plan living.

A block paved driveway provides off road parking for two vehicles and is bordered by a front lawn and shrub borders. It leads to the welcoming oak front door that opens into an entrance hall with oak flooring, a cloakroom and glazed double doors into the cosy sitting room. This includes a contemporary raised log burner with an impressive marble hearth and log store as a focal point and oak framed bi-fold doors to the L-shaped open plan living space.

This features a bright dining area with oak flooring and four bi-fold doors to the spacious rear terrace and a wide archway to the family area with a porcelain tiled floor that also has four bi-fold doors to the terrace. As the floor and terrace are at the same floor level when you open all the bi-fold doors, but are eating or sitting inside, you really do feel you are actually bringing the outside indoors and extending the space considerably.

The contemporary kitchen consists of modern flat fronted charcoal grey units with Corian worktops housing an induction hob, oven, combi microwave, warming drawer, full height larder fridge, freezer, wine cooler and dishwasher as well as a peninsular breakfast bar. The large well-equipped utility room was the original kitchen

and, as well as laundry appliances, it also still has a built in oven and hob so provides useful additional cooking facilities for large family celebrations and dinner parties. Beyond the dining area is access to a small study/office leading to a large studio converted from the garage, so makes an excellent space for anyone working from home.

Upstairs the galleried landing has access to the loft and an airing cupboard. There is a family bathroom with a vanity basin, a large single bedroom with a fitted cupboard and three doubles. These include one with Velux windows, access to eaves storage and a Jack and Jill shower room that also serves another double with sliding wardrobes. While the first bedroom features a trapezoid window and French doors that open onto a Juliette balcony with views over the south facing rear garden, a walk-in wardrobe, additional storage cupboards and an ensuite shower room.

The easy-to-manage rear garden includes the magnificent terrace that spans the width of the property and leads to a lawn surrounded by shrub borders and close board fencing and includes a charming Wendy house and a garden shed.







# SELLER INSIGHT

“ I have enjoyed living here for the past six years and was delighted to create an excellent studio from the garage. I particularly liked the open plan areas with the bi-fold doors to the garden and the fact that the house is located in a small cul-de-sac means that it is very quiet and peaceful and very safe for my young grandchildren when they come to visit.

Hythe is a charming seaside town with its individual shops, pubs and restaurants as well as three supermarkets including Waitrose and Sainsburys. There are wonderful walks along the Military Canal, which was originally built in the 18th century to help repel a possible Napoleonic invasion, and it is not far from the beach. You can even cycle along to Folkestone seafront and enjoy the regenerated Harbour Arm and Creative Quarter or have fun with the family, taking a trip on the famous Romney, Hythe and Dymchurch miniature railway.

There is a swimming pool together with cricket, tennis, squash and sailing clubs while for golfing enthusiasts there is the Sene Valley golf club designed by Henry Cotton and the Hotel Imperial that has a golf course and a leisure centre. Saltwood includes a pub and the superb Michelin starred Hide and Fox restaurant for that special occasion meal. You will also find Saltwood Castle, a primary school and Brockhill Park which is a great place for a walk with the dog as well as the specialist secondary Brockhill Performing Arts school.

Transport links are very good with Sandling station not far away and it is less than an hour to London on the high speed train from Folkestone West or about 35 minutes if you take the car to Ashford International. If you fancy lunch in France, it is only a short drive to the M20 for the Channel Tunnel. From an education point of view you will find additional good local primary schools in Saltwood, excellent grammar schools in Canterbury and Folkestone and top class private schools available in Ashford, Canterbury and Dover.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Education

#### Primary Schools:

Saltwood Primary	01303 266058
Hythe Bay Primary	01303 267802
Seabrook Primary	01303 238429
St Augustine's Primary	01303 266578
Ashford School (Prep)	01233 625171
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000
Dover College Junior	01304 205969

#### Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
The Langton Grammar School	01227 463567
Simon Langton Girls Grammar School	01227 463711
King's School, Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
Ashford School	01233 625171
Dover College	01304 205969

### Healthcare

Oaklands Health Centre	01303 235300
Sun Lane Surgery	01303 267102
William Harvey Hospital	01233 633331

### Travel

#### By Road:

Folkestone West station	5.0 miles
Sandling station	1.2 miles
Ashford International	12.9 miles
Canterbury	15.1 miles
Channel Tunnel	3.8 miles
Dover Docks	16.2 miles
Gatwick Airport	68.1 miles
Charing Cross	71.2 miles

#### By Train from Sandling:

Charing Cross	1hr 40mins
Victoria	1hr 39mins
Canterbury East	40 mins
Ashford International	12 mins
High-Speed Folkestone West to St. Pancras	53 mins
High-Speed Ashford Int. to St Pancras	36 mins

### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Imperial Hotel	01303 267441
Castle Hotel	01303 266311
Hide and Fox	01303 260915

### Leisure Clubs & Facilities

Saltwood Cricket Club	07932 122229
Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441
Hythe Lawn Tennis Club	01303 266354
Hythe and Saltwood Sailing Club	01303 265178

### Local Attractions

Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral

## SPLIT LEVEL GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room 13'7 x 11'9 (4.14m x 3.58m)

Dining Area 11'1 x 10'0 (3.38m x 3.05m)

Family Area 11'3 x 10'0 (3.43m x 3.05m)

Kitchen 12'6 x 11'3 (3.81m x 3.43m)

Utility Room 10'11 x 10'7 (3.33m x 3.23m)

Study/Office 10'0 x 8'5 (3.05m x 2.57m)

Studio 13'7 x 10'0 (4.14m x 3.05m)

## FIRST FLOOR

Landing

Bedroom 4 11'7 x 7'10 (3.53m x 2.39m)

Bathroom

Bedroom 1 11'3 x 10'1 (3.43m x 3.08m)

En Suite Shower Room

Walk In Wardrobe

Bedroom 3 11'8 x 10'7 (3.56m x 3.23m)

Jack & Jill Shower Room

Bedroom 2 15'1 max x 11'10 (4.60m x 3.61m)

## OUTSIDE

Rear Garden

Driveway

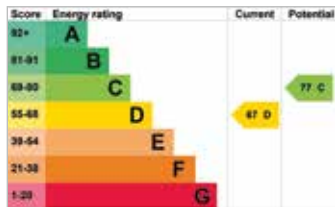
### Split Level Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



### First Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



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