LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

RICHDALE
BARTHOLOMEW CLOSE, HYTHE

£635,000 Freehold

NO ONWARD CHAIN

A detached house situated on a much sought after cul-de-sac on the cusp of the village of Saltwood and offering attractively presented accommodation of comfortable proportions, sitting room open plan to the kitchen and dining room, conservatory, cloakroom, 3 double bedrooms. Garage, off-road parking, south facing garden. EPC D.

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Richdale
Bartholomew Close, Hythe CT21 4BS

Entrance Hall, Sitting Room, Dining Room, Kitchen, Conservatory, Cloakroom, Three Bedrooms, Bathroom, Separate W.C. Garage, Off Road Parking, South Facing Garden

DESCRIPTION

This detached family house is situated on a much sought after cul-de-sac on the cusp of the village of Saltwood, within walking distance of various schools and close to a bus route. Having been extensively improved by the current owners, the property now offers beautifully presented, comfortably proportioned accommodation which comprises a welcoming entrance hall, sitting room open plan to the dining room and kitchen, a generous conservatory overlooking the garden and a cloakroom. On the first floor there are three double bedrooms, a family bathroom and separate WC.

The gardens are a particularly attractive aspect of the property, enjoying a southerly aspect and being well enclosed and thoughtfully planted providing a good degree of privacy and seclusion. To the front of the house there is off street parking on the driveway which also provides access to the integral garage.

SITUATION

Richdale is situated on this well thought of cul-de-sac, very close to the centre of Saltwood village, with its pretty village green, local shop, pub, Michelin Starred restaurant, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street and variety of independent shops, boutiques, cafes and restaurants is a short drive or pleasant walk away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

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The accommodation comprises:

ENTRANCE HALL
Entered via a timber effect composite and obscured double-glazed door, tiled floor, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square newl post, fitted cloaks cupboard, double-glazed window to front, coved ceiling, recessed lighting, radiator, door to cloakroom, door to:

SITTING ROOM
Fireplace recess housing wood-burning stove over a stone hearth with cabinets and bookshelves built-in to either side, provision for wall-mounted TV, recessed lighting, timber effect flooring, double glazed window to rear looking through the conservatory to the garden beyond, radiator, open plan to:

DINING ROOM
Timber effect flooring, fireplace recess with built-in cabinets to either side (coordinating with those in the kitchen), recessed lighting, double-glazed casement door with double glazed windows to either side opening to and looking through the conservatory to the garden beyond, vertical contemporary column radiator, open plan to:

KITCHEN
Well-fitted with a comprehensive range of base cupboard and drawer units in a sleek gloss finish and incorporating integrated dishwasher, square edged woodblock work surfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, coordinating wall cupboards (one of which houses the gas-fired boiler), coordinating island unit with deep pan drawers and woodblock worktop inset with NEF multipoint induction hob with NEF retractable extractor behind, further bank of coordinating cabinets incorporating integrated NEF oven and combi-microwave oven, pull-out larder cupboard, integrated fridge and freezer, further built-in storage cupboard, timber effect flooring, recessed lighting, double glazed windows to front and side, double glazed door to side.

CONSERVATORY
Of UPVC and double glazed construction above a brick-built base and beneath a pitched-lined roof, windows to three sides, casement doors opening to the garden, radiator.

CLOAKROOM
Low-level WC, pedestal wash basin, tiled floor, tiled walls, obscured double glazed window to front.

FIRST FLOOR LANDING
Access to loft space via a hatch fitted with a loft ladder, coved ceiling, doors to:

BEDROOM
Range of fitted wardrobe cupboards, built-in wardrobe cupboard, double glazed window to rear, overlooking the garden and with glimpses of the sea in the distance, radiator.

BEDROOM
Range of fitted wardrobe cupboards incorporating dressing table area, built-in wardrobe cupboard, double glazed window to rear enjoying glimpses of the sea in the distance, radiator.

BEDROOM
Built-in wardrobe cupboards, pair of double glazed windows to front, radiator.

BATHROOM
Panelled bath fitted with mixer tap and handheld shower attachment and glazed shower screen, wash basin with mixer tap and vanity cupboard below, timber effect flooring, tiled walls, obscured double glazed window to front, heated ladder rack towel rail.

CLOAKROOM
Low-level WC, obscured double-glazed window to front, radiator.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is set behind a low brick-built wall topped with wrought-iron railings and incorporates a block-paved driveway providing off-road parking and access to the integral garage. From here a pathway leads between beds planted with a variety of shrubs, herbaceous and other plants to the front door. Side access can be gained to the rear garden.

REAR GARDEN
The garden to the rear of the property is well enclosed by close-boarded timber-panelled fencing. Directly to the rear of the house is a generous terrace paved in natural stone from where access to the rear of the garage can be gained and steps lead down to the remainder of the garden which is laid extensively laid to lawn and edged by borders planted with mature shrubs with an area at the far end topped in bark for ease of maintenance and incorporating fruit bushes, a timber framed summer house and a timber framed shed.

GARAGE
Pair of double doors to front, plumbing for washing machine, power and light, personal door to rear.

EPC Rating D

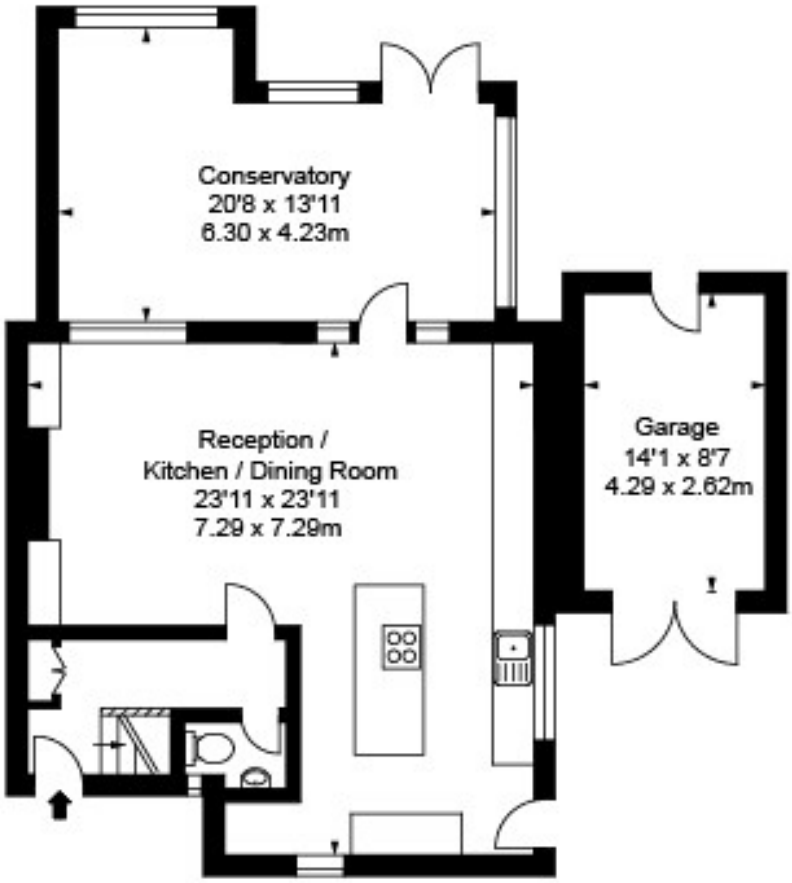
COUNCIL TAX
Band E approx. £2944.46 (2025/26) Folkestone & Hythe District Council.

VIEWING
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

Richdale, Bartholomew Close, Hythe, CT21 4BS

Approximate Gross Internal Area :-
Ground Floor :- 88.81 sq m / 956 sq ft
First Floor :- 51.32 sq m / 552 sq ft
Total :- 140.13 sq m / 1508 sq ft

First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com

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