



Appledore The Close Saltwood Hythe Kent CT21 4RA
£875,000

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Appledore

The Close Saltwood Hythe

A handsome family home with exceptional kerb appeal, offering a stunning haven of space and elegance in the heart of the village, within one of its most sought-after locations.

Situation

Saltwood is a charming and highly sought-after village set in the heart of the Kent countryside. Centred around a picturesque green, it offers a village hall, local shop, restaurant and historic church, creating a welcoming community atmosphere. The Close is regarded as one of the village's most exclusive addresses. Excellent educational facilities are close by, including two primary schools, Brockhill Performing Arts College, and the highly regarded Grammar Schools in Folkestone, accessible via regular bus services. The nearby coastal town of Hythe provides a vibrant High Street with independent shops, cafes, restaurants and supermarkets, including Waitrose and Sainsbury's. Leisure opportunities abound, with sailing, tennis, cricket, bowls, golf courses, fitness facilities and the beautiful Brockhill Country Park all within easy reach. The village is well connected, with Junction 11 of the M20, Sandling Station under a mile from the village, and convenient access to the Channel Tunnel, Dover ferry port and Ashford International. High-speed rail services from Folkestone and Ashford offer fast connections to London St Pancras in approximately 53 and 38 minutes respectively.

The Property

An attractive and significantly improved extended family home, in excess of 3000 square feet offers generous and highly versatile accommodation arranged over three floors. Beautifully presented throughout, the property is entered via an enclosed porch leading to a welcoming entrance hall, with the ground floor comprising a cloakroom/WC, a spacious sitting room, and an impressive open-plan kitchen and family room that forms the heart of the home. Designed with both everyday living and entertaining in mind, this superb space flows seamlessly into a bright rear sunroom, currently in part utilised as a dining area, enjoying an abundance of natural light and attractive views over the garden. The kitchen is further complemented by a useful utility room with internal access to the garage. The first-floor hosts five

well-proportioned bedrooms, including an impressive principal suite with fitted wardrobes and a generous second double bedroom complemented by its own ensuite cloakroom. Two further single bedrooms and a well-appointed family bathroom are accompanied by a separate shower room, providing excellent convenience for family living. Occupying the second floor is a versatile space, currently arranged as an additional bedroom or teenage retreat, together with an adjoining room ideally suited as a home office, study, or hobby room. Offering a flexible layout that can easily adapt to changing needs, this thoughtfully designed home provides an exceptional balance of space, comfort and practicality.

Outside

Occupying a peaceful position within a highly sought-after Saltwood cul-de-sac, this attractive home enjoys excellent kerb appeal, complemented by a well-kept frontage, integral garage, and ample off-road parking. To the rear, a beautifully landscaped garden provides a private and inviting setting, perfect for outdoor entertaining, family enjoyment, or quiet relaxation.

Services

All mains' services are connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

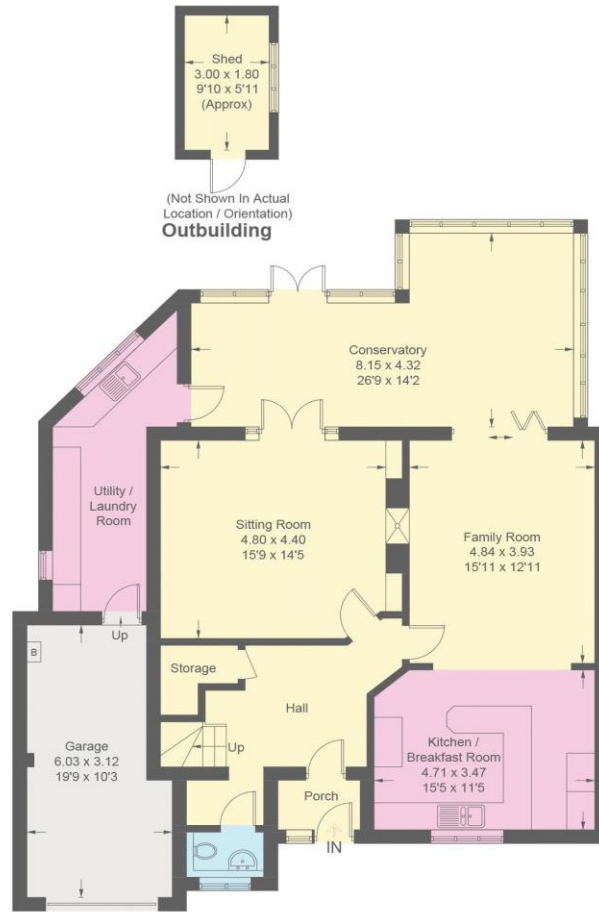
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



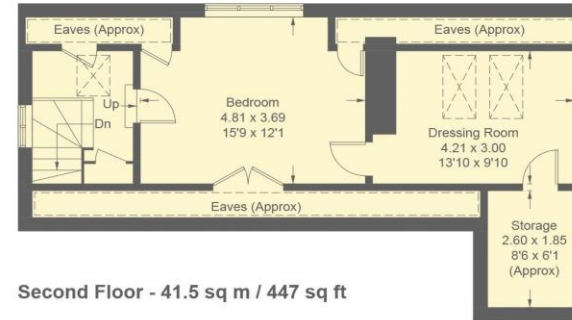
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Appledore, The Close, Saltwood, Hythe

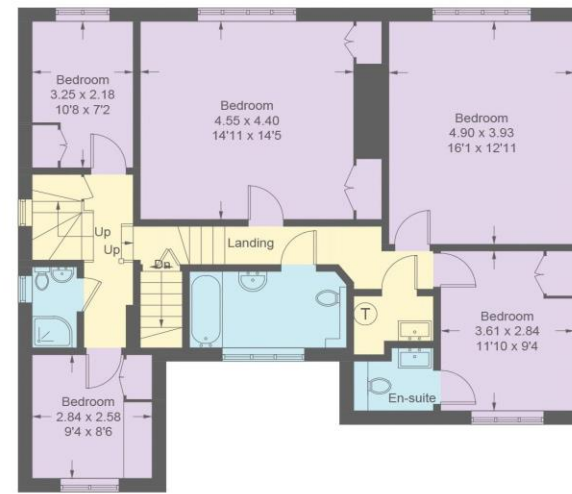
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor - 144.8 sq m / 1559 sq ft



Second Floor - 41.5 sq m / 447 sq ft



First Floor - 97.7 sq m / 1052 sq ft

Approximate Gross Internal Area = 284.0 sq m / 3058 sq ft (Including Garage & Excluding Eaves)

Outbuilding = 5.4 sq m / 58 sq ft

Total = 289.4 sq m / 3116 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1306147)

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