



49 High Street, Hythe, Kent CT21 5AD



**FROGGIES,
HAYNE BARN ESTATE, SALTWOOD**

£1,995,000 Freehold

Forming part of an exclusive private estate, this wonderful oak framed manor house is set in private grounds of approximately 5 acres. The property offers 4833 sq ft of accommodation with 3 reception rooms, cinema room, 6 bedrooms, 5 en-suites, separate studio, garage, car barn and beautiful gardens. EPC D



Froggies, Hayne Barn Estate, Saltwood CT21 4EH

DESCRIPTION

This unique property forms part of the Hayne Barn Estate, an idyllic twenty (plus) acre parkland setting through which the driveway to Froggies meanders leading beneath an oak framed lychgate beyond which the driveway opens to a wide turning/parking area before the handsome façade of Froggies. The property was designed and built for the current owners, completed in 2008, who paid meticulous attention to every detail ensuring the house was luxuriously appointed with the feel of a period hall house but with all of the modern conveniences expected of a home of this calibre.

The property is an oak frame by Border Oak Of Hereford with self coloured plaster panels, with herringbone brick slip detailing and raised on a base of Kentish Ragstone which was mined on site, set beneath a roof tiled in handmade Kemer clay tiles. The oak frame is apparent throughout the property and many other materials have been sourced in France including the Burgandy stone flooring and fireplaces from Provence. Other features include Starlink internet, toughened safety glass on the ground floor windows, an internal vacuum system and sound system.

The accommodation, which totals circa 4833 square feet (including the studio and garaging) includes an entrance hall with is open plan to the impressive dining hall with double height vaulted ceiling and open fire designed to spit roast a suckling pig/turkey, an atmospheric space in which to host a dinner party. There is a wonderful drawing room to the right of the dining hall and to the left, the beautifully equipped kitchen/breakfast room with its bespoke installation of cabinetry, the perfect environment for informal suppers. Beyond this is the family room with adjoining utility room and cloakroom. The lower ground floor houses a fantastic cinema room with barrelled ceiling and impressive temperature controlled wine cellar, home to up to 1500 bottles of wine. The first floor comprises five en-suite bedrooms and the sixth bedroom, currently used as a study.

The grounds total circa 5 acres with a wide driveway before the oak framed outbuilding which incorporates a two bay car barn, work shop and store all beneath the self contained studio. There are mature gardens, loving planted for year round interest, a paddock, vegetable garden and of course, the floodlit tennis court by En Tout Cas.

SITUATION

Situated at the end of Grange Road, Hayne Barn Estate is an exclusive private estate within a pleasant stroll from the centre of the sought after village of Saltwood with its pretty village green, local shop, Michelin starred Hide & Fox restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street and variety of independent shops, boutiques, cafés and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, squash, cricket and bowls clubs, etc. 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. Further walks can be enjoyed along the banks of the Royal Military Canal and of course, the unspoilt seafront with endless stretches of shingle beaches.

Commuting links are excellent with the motorway network (M20 Junction 11) 1.8 miles distant, main line railway station at Sandling, less than 1 mile, the Channel Tunnel Terminal 3.7 miles, the ferry port of Dover 12.5 miles and Ashford International Passenger Station 11.5 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (11.5 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via an oak door, Burgundy stone tiled floor with underfloor heating, vaulted ceiling, built in coats cupboard with antique cherry wood doors, open plan to:

DINING HALL

A magnificent space with Burgundy stone flooring throughout with underfloor heating and in part set beneath a double height vaulted ceiling with impressive exposed timbers throughout, handmade French fireplace surround and hearth in stone from Provence with dual aperture fireplace between the dining hall and kitchen, capable of accommodating a rotary grill, wall light points, oak staircase to first floor with polished oak moulded handrail, square chamfered banister rails and terminating in a square newel post, staircase to lower ground floor doorway to kitchen and open plan to:

DRAWING ROOM

Burgundy stone flooring with underfloor heating throughout, impressive handmade fireplace and hearth in stone from Provence with provision for an open fire (and with gas point), pair of double glazed windows to front overlooking the gardens, further double glazed window and double glazed casement doors with double glazed windows to either side opening to and overlooking, the garden.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive installation of bespoke French cabinetry incorporating Neff dishwasher, wine cooler and Neff warming drawer with roll top marble worktops inset with twin stainless steel sink with mixer tap and boiling water tap and second circular stainless steel prep sink with mixer tap and grooved drainer to side, range of coordinating wall cupboards with concealed lighting beneath, integrated eye-level Gaggenau double oven and space with freestanding fridge/freezer, coordinating island with marble worktop inset with Neff multipoint induction hob and two Neff gas hobs, one with two burners and one with a

gas wok ring, recessed lighting, pair of double glazed windows to front overlooking the garden, two pairs of double glazed casement doors opening to and overlooking the rear garden, Burgundy stone flooring with underfloor heating, door to:

FAMILY ROOM

Bespoke desk/work area, Burgundy stone flooring with underfloor heating throughout, double glazed window to front, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, door to:

UTILITY ROOM

Range of bespoke base cupboards and shelving with roll top work surface inset with stainless steel sink with mixer tap and wood block chopping board to side, full height storage cupboard, shoe racks, space and plumbing for washing machine, Burgundy stone flooring with underfloor heating, double glazed window to side, oak panelled and double glazed door to front, high level double glazed Velux roof light, door to:

CLOAKROOM

Low level WC with concealed cistern, wash basin set on a stone worktop with mixer tap and cupboard below, Burgundy stone flooring, double glazed window to side, recessed lighting, illuminated mirror.

LOWER GROUND FLOOR

CINEMA/GAMES ROOM

A generous space with a barrelled ceiling with uplighting concealed by decorative cornice, Burgundy stone tiled floor with underfloor heating throughout, access to understairs storage cupboard, four wall light points, cinema screen and surround sound. Glazed screen with secure glazed door opening to the:

WINE CELLAR

Fully air conditioned and temperature controlled (12 degrees) and equipped with fitted oak racks and case drawers, capable of housing 1500 bottles.





FIRST FLOOR GALLERIED LANDING

An impressive space set beneath a vaulted ceiling with impressive exposed timbers throughout, engineered oak flooring in a limed finish with underfloor heating, double glazed window to rear, overlooking the gardens, double glazed window to front overlooking the gardens, doors to:

PRINCIPAL BEDROOM

Range of bespoke cupboards and drawers, built-in wardrobe, cupboard, ceiling mounted TV, two dormers with double glazed windows to rear overlooking the gardens, carpeted with underfloor heating, door to:

EN-SUITE BATHROOM

Twin-ended jacuzzi bath set within a granite surround, stone wash basin inset into a stone worktop with vanity drawers below, low level WC with concealed cistern, walk-in shower enclosure with monsoon shower, separate handheld attachment and further stone wash basin with mixer tap and set upon a stone worktop, tiled floor, tiled walls, provision for ceiling mounted TV, dormer with double glazed window to side, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Engineered oak flooring in a limed finish with underfloor heating, two dormers to front and side with double glazed windows overlooking the gardens, pair of wall light points, recessed lighting, ceiling mounted TV, door to:

EN-SUITE BATHROOM

Corner jacuzzi bath, set within a tiled surround fitted with a glazed shower screen and handheld shower, low level WC with concealed cistern, wash basin set into a granite worktop with mixer tap above and open shelving below, shaver point, double glazed Velux roof light to front, tiled floor with underfloor heating, heated towel rail.

BEDROOM

Engineered oak flooring with underfloor heating, recessed lighting, dormer with

double glazed window to front overlooking the garden.

BEDROOM

Built-in wardrobe cupboard, engineered oak flooring with underfloor heating, coordinating dressing table and further storage cupboard, pair of wall light points, recessed lighting, ceiling mounted TV, dormer with double glazed window to rear overlooking the garden, door to:

EN-SUITE SHOWER ROOM

Walk-in shower area with thermostatically controlled monsoon shower and separate handheld attachment, wash basin set on a granite effect worktop with vanity drawers and shelving beneath, low level WC, tiled floor, localized tiling, shaver point, recessed lighting, extractor fan, dormer with double glazed window to rear overlooking the gardens.

BEDROOM

Built-in wardrobe cupboard and dressing table unit, engineered oak flooring in a limed oak finish with underfloor heating, dormer with pair of double glazed windows to side, pair of doors to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with monsoon shower and separate handheld attachment, wash basin set into a tiled worktop with vanity cupboard and shelf beneath, wall hung WC with concealed cistern, tiled floor, localised tiling, shaver point, illuminated mirror, dormer with double glazed window to front, heated ladder rack towel rail.

BEDROOM

Built-in wardrobe cupboard, engineered oak flooring in a limed oak finish with underfloor heating, recessed lighting, ceiling mounted TV, dormer with double glazed window to front overlooking the garden, door to:





EN-SUITE SHOWER ROOM

Walk-in tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, wash basin with mixer taps set upon a timber worktop with vanity drawer and shelving beneath, wall hung WC with concealed cistern, illuminated mirror, shaver point, localised tiling, tiled floor, dormer with double glazed window to front, heated ladder rack towel rail.

Froggies is approached via a long driveway which meanders through the grounds of the Hayne Barn Estate. The driveway becomes private and is topped in granite chippings with low-level lighting running along the right-hand side which marks the boundary and to the left an expansive lawn dotted with various specimen trees including ash, horse chestnut, flowering cherries and a host of others. The driveway continues beneath an oak-framed lychgate with tiled roof and pendant light fitting, opening to a generous parking and turning area before the property. The drive is flanked by further expanses of lawn, again backed by various specimen trees including blue spruce, laburnum, silver birches and flowering cherries. Natural stone paving spans the width of the front of the house, backed by beds planted with a variety of shrubs, herbaceous and other plants, including pittosporum, climbing roses, japonica fatsia, acers, hydrangea and others. The paving continues to either side of the house leading to the rear garden and to the left of the drive is an:

OAK-FRAMED CAR BARN

With two open bays, adjoining **storeroom** equipped with power and lighting, stainless steel sink and drainer with hot and cold water and door giving access to the **plant room** housing the pressurised hot water cylinders, two boilers, and the workings of the Duo Vac internal vacuuming system. Personal door to side. Adjoining **workshop** equipped with power and light, wall shelving and low level shelving.

To the rear of this structure is an outdoor kitchen area with ceramic sink set on a timber worktop with low-level cupboards, water tap and power. There is also a smoking kiln for fish.

Above this building and approached via an external staircase is the

THE STUDIO

With timber effect flooring throughout, **kitchenette** with base cupboard and drawer units, recess and provision for washing machine and fridge roll top granite effect worktop with breakfast bar, inset with stainless steel sink and drainer with mixer tap and two-point induction hob with tiled splashbacks, recessed lighting, two double glazed Velux roof lights to side, double glazed window to front, electric heater, door to roof terrace, door to **en-suite bathroom**, corner panelled bath set within a tiled surround with mixer tap and handheld shower, low level WC, pedestal wash basin, tiled floor, double glazed Velux roof light, heated ladder rack towel rail.

ROOF TERRACE

A generous decked terrace, the perfect vantage point from which to enjoy the views over the garden.

THE GARDENS

Spanning the width of the rear of the house is a generous terrace paved in Indian stone, set in part beneath sun awnings when required, the perfect situation for alfresco dining and entertaining. The garden beyond is occupied by large expanses of lawn dotted by a variety of specimen trees, including groups of silver birches, spruce trees, ash tree, flowering cherries, eucalyptus and many others. There are various island borders within the garden, densely planted with a variety of shrubs such as hydrangeas, acers, roses, choisya, photinia, mahonia, and pampas grass. There is also a play area with ground level trampoline, swings and seesaw.

Alongside the garden is a **PADDOCK** and beyond this is the full-sized **TENNIS COURT** which is floodlit and is enclosed by wire fencing. Beyond this is a former of **vegetable garden**, potting shed and greenhouse and log store.

EPC Rating Band D

COUNCIL TAX

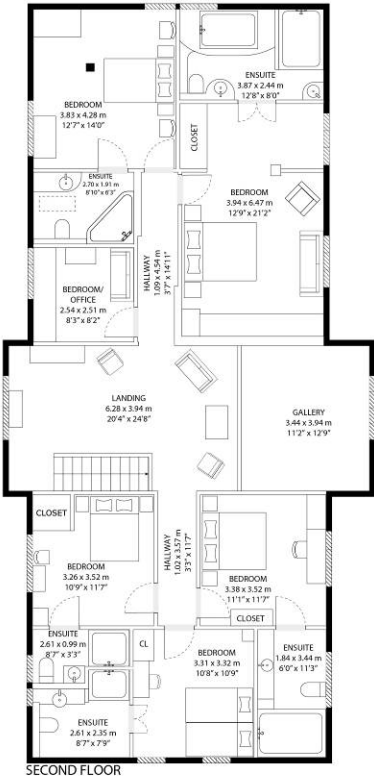
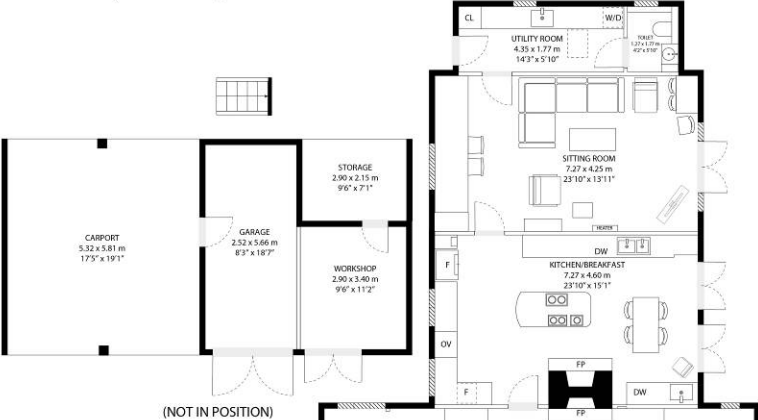
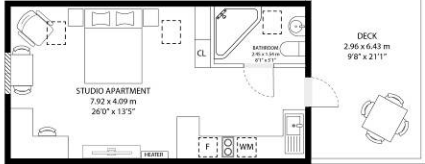
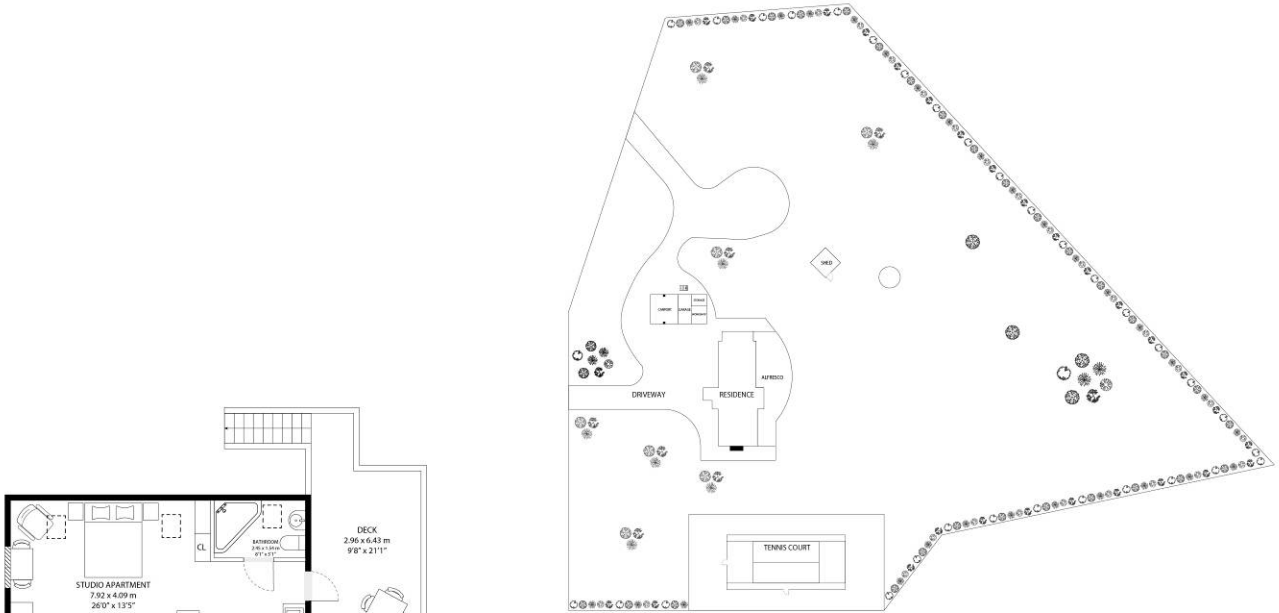
Band G approx. £4,194.23 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Saltwood, Saltwood, England, CT21 4EH
TOTAL APPROX. FLOOR AREA 449 SQ.M - 4,833 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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