



49 High Street, Hythe, Kent CT21 5AD



2 OLD SALTWOOD LANE, SALTWOOD

£379,950 Freehold

A delightful semi-detached character cottage offering deceptively spacious accommodation, tucked away in the heart of this highly desirable village. Comprising an open plan living/dining space, kitchen/breakfast room, wet room, 2 double bedrooms (one with en-suite cloakroom). Garden & off-road parking. EPC D.



**2 Old Saltwood Lane
Saltwood
CT21 4AL**

**Entrance Vestibule, Open Plan Dining/Living Space, Kitchen/Breakfast
Room, Wet Room,
Two Double Bedrooms (One with En-Suite Cloakroom)
Garden, Off-Road Parking, Timber Garage**

DESCRIPTION

Nestled in a peaceful, secluded setting this beautifully presented character semi-detached cottage offers deceptively spacious accommodation throughout.

The entrance porch opens into a light and airy open-plan living/dining room. Enjoying pleasant views over the front garden, this welcoming space features attractive wood flooring and a central open fireplace, a spacious contemporary kitchen/breakfast room from where a stable door provides direct access to the garden. Completing the ground floor is a well-appointed shower room with a walk-in wet area, WC. On the first floor there are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom also features an en-suite WC.

To the front of the property is a paved driveway provides off-road parking for two vehicles and leads to a timber framed garage. Beyond the high panelled fencing and gated entrance lies a delightfully enclosed garden, predominantly laid to lawn and complemented by attractive paved seating areas, providing the perfect space for outdoor dining and relaxation.

SITUATION

The property is situated in the heart of the sought-after village of Saltwood, just off the pretty village green and seconds from the refurbished village hall. There are two excellent primary schools, a pub/hotel, village convenience store, restaurant and bus stops, all within a short walk. Brockhill Performing Arts College and extensive country park are both under half-a-mile distant. The Cinque Ports Town of Hythe, approximately 1 miles down the hill, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and a bustling High Street offering various independent shops, cafes, restaurants and boutiques, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

Communications are excellent with Sandling Railway Station (London 90 minutes) only a mile away and the High Speed Rail Link offers journey times to London of under an hour available from Folkestone and Ashford stations. The M20 (Junction 11) is 2 miles and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) 3 miles. Ashford International Passenger Station with regular Eurostar services to Paris is 12 miles. **NB** All distances are approximate.



ENTRANCE VESTIBULE

Entered via a UPVC and obscured double glazed door, engineered oak flooring, leaded and stained glass window to living space, recessed lighting, exposed brick wall, radiator, opening to:

OPEN PLAN DINING/LIVING SPACE

Arranged in three defined sections and united by engineered oak flooring throughout. **Dining area** with double-glazed casement doors and double-glazed windows to front, opening to and overlooking the garden, radiator, open plan to in a **reception hall** with staircase to first floor, coved ceiling, decorative ceiling rose and radiator, doorway to kitchen and on the opposite side of the space the **living area** with open fireplace with tiled hearth set beneath a timber bressummer beam, coved ceiling, decorative ceiling rose, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating wine cooler, space and plumbing for washing machine and slimline dishwasher, integrated electric oven, roll top work surfaces inset with four burner gas hob with coloured glass splashback and extractor hood above, 1 ½ half bowl sink and drainer with mixer tap, coordinating wall cupboards, recessed lighting, tiled flooring, double glazed windows to front and side, double glazed stable door opening to the garden, cupboard housing wall mounted Worcester gas-fired boiler, door to:

WET ROOM

Shower area with thermostatically controlled monsoon shower, beneath a double glazed Velux roof light, wall hung wash basin with mixer tap, low-level WC, tiled floor, tiled walls, recessed lighting, heated ladder rack towel rail, extractor fan.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Fitted wardrobe cupboards, double glazed window to front overlooking the garden, radiator, door opening to:

EN-SUITE CLOAKROOM

Engineered oak flooring, low level WC, pedestal washbasin with mixer tap and tiled splashback, exposed brick wall, double glazed windows to front and side, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is enclosed by timber fencing and is laid extensively to lawn with a block paved pathway leading from the driveway to the front door. A step leads down to a generous terrace paved in natural stone providing the perfect environment for alfresco entertaining and dining. At the front of the garden there is a double width driveway providing off-road parking, beyond which is a timber framed garage. The garden is equipped with lighting and outside tap.

EPC Rating D

COUNCIL TAX

Band C approx. £2199.97 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



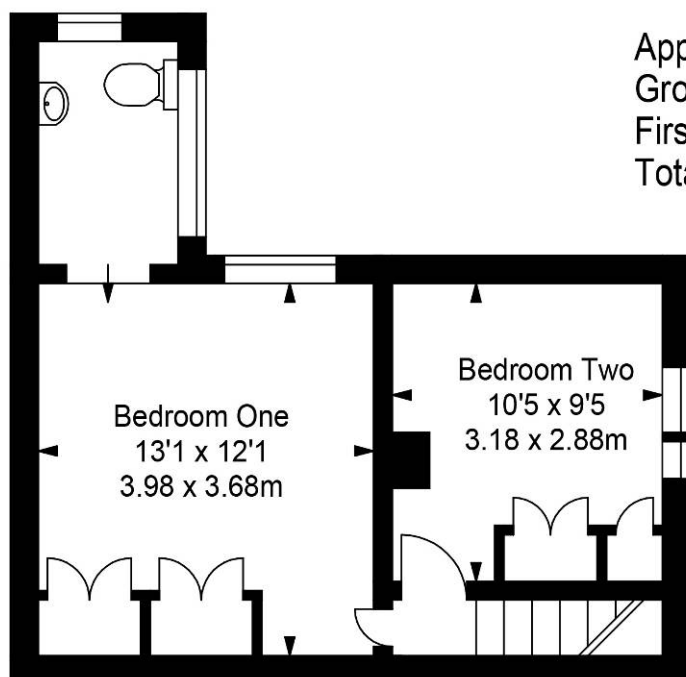




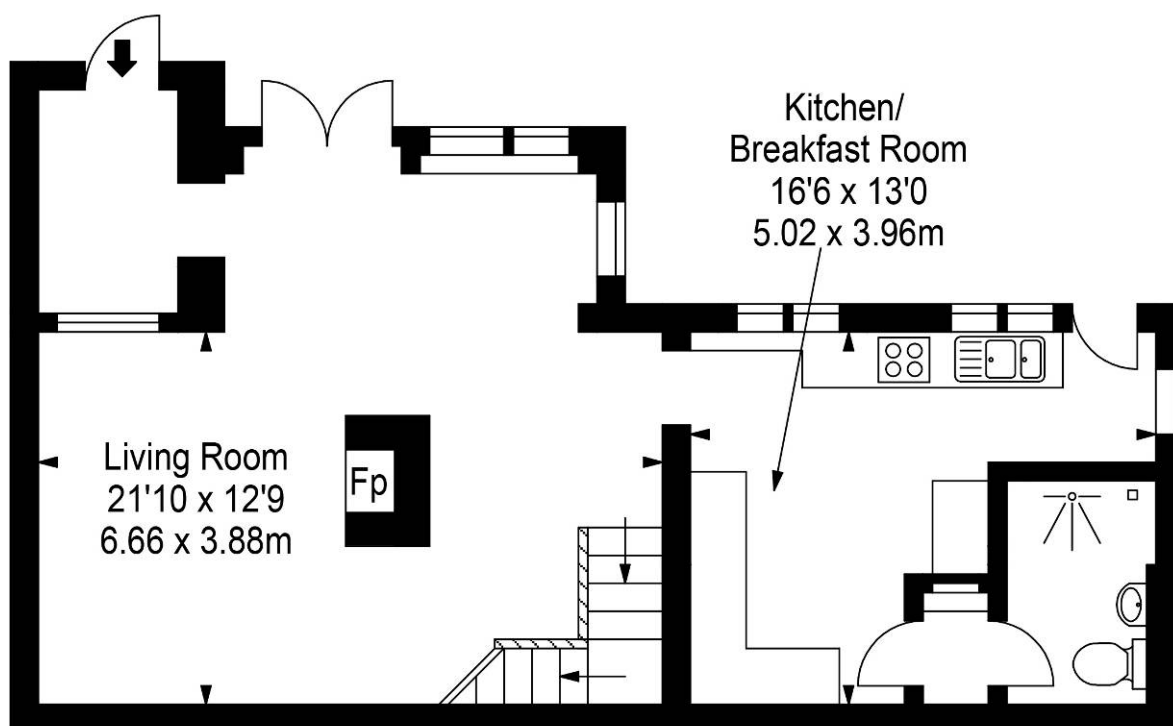
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Old Saltwood Lane, Saltwood

Approximate Gross Internal Area :-
Ground Floor :- 60.10 sq m / 647 sq ft
First Floor :- 30.65 sq m / 330 sq ft
Total :- 90.76 sq m / 977 sq ft



First Floor



Ground Floor

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