



49 High Street, Hythe, Kent CT21 5AD



**GLASSENBURY,
SCHOOL ROAD, SALTWOOD**

**£595,000 Freehold
NO ONWARD CHAIN**

This substantial semi-detached family home is well situated in the heart of the village. The property has been thoughtfully extended and is attractively presented throughout. Two reception rooms, conservatory, kitchen/breakfast room, utility and cloakroom, 3 bedrooms. Generous garden to rear, parking, garage. EPC D



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

**Glassenbury,
School Road, Saltwood, Hythe CT21 4QB**

**Entrance Hall, Sitting Room, Dining Room, Conservatory,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Three Bedrooms, Bathroom,
Garage, Parking, Gardens**

DESCRIPTION

Glassenbury is a substantial semi-detached family home which occupies a generous plot in the heart of the sought after village of Saltwood. The property appears to have been well maintained by the current owner and offers attractively presented accommodation which is of particularly comfortable proportions.

The accommodation comprises a welcoming entrance hall leading to the sitting room and dining room, both with attractive fireplaces, the dining room leading to the conservatory which also connects with the generously sized kitchen/breakfast room. There is also a utility room and cloakroom. The first floor comprises three very comfortable bedrooms and a bathroom.

To the front of the house there is a spacious driveway providing parking for a number of vehicles and access to the garage which has been divided to create a storeroom and office space. There is a generous garden to the rear which has been thoughtfully planted for year round interest and provides the perfect environment for alfresco dining and entertaining.

SITUATION

Saltwood is a quintessential English village with its pretty green, village hall, public house, local store, Michelin starred restaurant and charming church. 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 and 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.

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:

OPEN PORCH

With timber panelled and glazed door opening to:

ENTRANCE HALL

A generous space with staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a square newel post, access to deep understairs storage cupboard, double glazed window to front, radiator, doors to:

SITTING ROOM

Attractive polished timber fireplace surround with cast iron and tiled insert above a slate hearth, coved ceiling, decorative ceiling rose, bay with double glazed windows to front, radiator.

DINING ROOM

Attractive painted timber fireplace surround with cast iron and tiled insert incorporating coal effect gas fire, coved ceiling, decorative ceiling rose, bay with windows and glazed casement door with sunburst detail opening to and looking through the conservatory to the garden beyond, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine, tumble drier, fridge, freezer and dishwasher and wine racks, roll top timber effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner electric hob, tiled splashbacks, range of coordinating wall cupboards incorporating glazed display cabinet and stainless steel, glazed and illuminated extractor hood above the hob, integrated eye level double oven/grill, full height shelved larder cupboard, recessed lighting, double glazed window to rear overlooking the garden, radiator, panelled and obscured glazed door to conservatory, panelled and obscured glazed door to:

UTILITY ROOM

Base cupboards with roll top wood effect work surface, tiled splashbacks, wall mounted gas fired boiler, double glazed window and door to front, door to:

CLOAKROOM

Low level WC, pedestal wash basin with tiled splashback, obscured double glazed window to rear, heated ladder rack towel rail.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, double glazed casement doors opening to and overlooking the rear garden, radiator.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, double glazed window to side, doors to:

BEDROOM

Range of built-in wardrobe cupboards, bay with double glazed windows to front, radiator.

BEDROOM

Range of built-in wardrobe cupboards, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Coved ceiling, range of built in wardrobe cupboards, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Panelled bath, shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, walls tiled to half height, coved ceiling, obscured double glazed window to front, radiator.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low picket style fence and is predominantly occupied by a generous block paved driveway providing parking for a number of vehicles and access to the garage. The drive is edged by borders planted with a variety of shrubs, herbaceous and other plants together with the specimen tree. Side access can be gained to the:

REAR GARDEN

Directly to the rear of the house is an elevated paved terrace with steps leading down to the remainder of the garden which is well enclosed by close boarded timber-panelled fencing and is laid extensively to lawn edged by borders, stocked with a variety of shrubs, herbaceous and other plants, including pittosporum, euonymus, laurel and roses amongst others. To the far end of the garden is a gravelled seating area alongside which is a free-standing garden shed.

GARAGE

The garage (which has been divided into two parts) is detached from the property but attached to the neighbouring property's garage and has a pair of doors to the front opening to a store room, with the back half of the garage having been divided to create an office space, adjoining which is a further storeroom.

EPC Rating Band D

COUNCIL TAX

Band E approx. £2,907.80 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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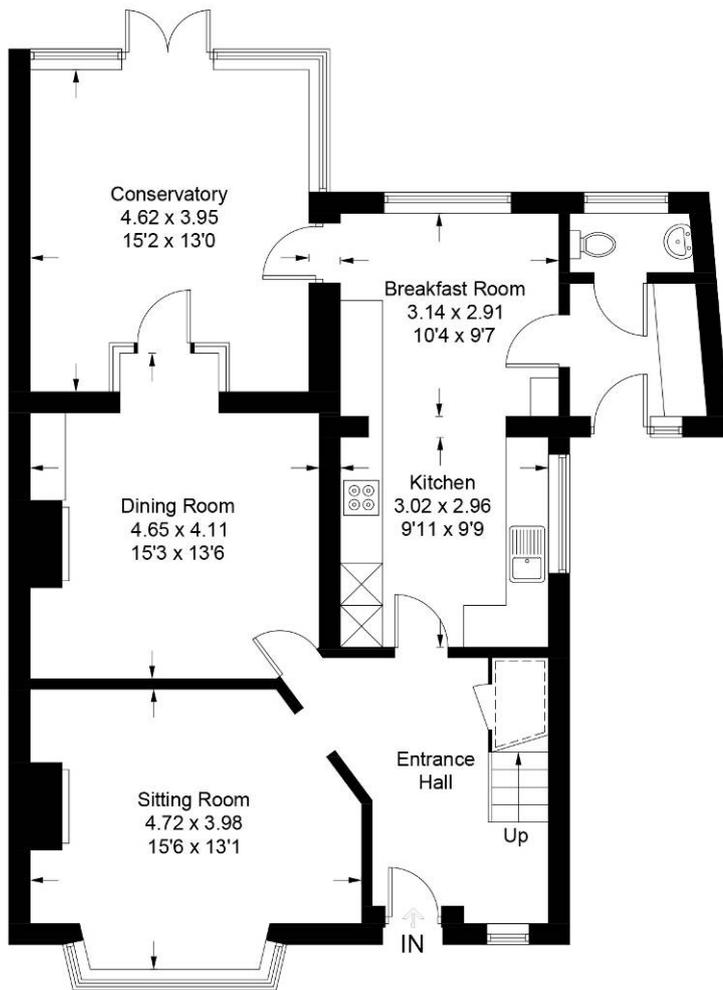


Glassenbury, Saltwood, CT21

Ground Floor = 90.4 sq m / 973 sq ft

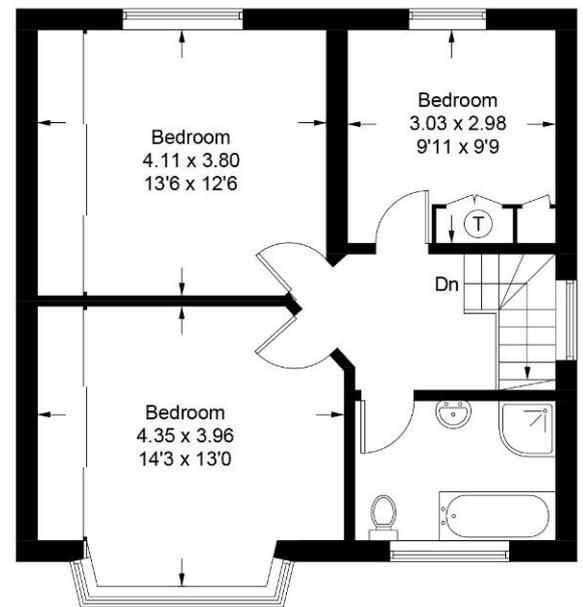
First Floor = 55.3 sq m / 595 sq ft

Total = 145.7 sq m / 1568 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279230)