



49 High Street, Hythe, Kent CT21 5AD



**WOODPECKERS,
SCHOOL ROAD, SALTWOOD**

£775,000 Freehold

An enchanting house in the heart of this sought after village. Having been much improved and reconfigured for the current owners, the house now offers beautifully presented accommodation with 3 receptions, kitchen/dining room, 3 bedrooms (1 en-suite), 2 attic rooms. Garage, parking, secluded gardens. EPC D



Woodpeckers, School Road, Saltwood CT21 4PP

**Entrance Hall, Sitting Room, Study, Snug, Kitchen/Dining Room,
Utility Area, Cloakroom,
Three Double Bedrooms (One With En-Suite Shower Room, Bathroom,
Separate W.C. and Two Attic Rooms
Delightful Gardens, Garden Room, Work Room,
Detached Garage, Parking**

DESCRIPTION

Woodpeckers is an enchanting 1930s house built by Charliers, a local building company held in high regard who are still in existence today. Approached via a sloping driveway which provides parking for at least two vehicles and access to the detached garage, the property occupies a generous level plot and is surrounded by its beautifully secluded gardens to three sides.

The current owners have completed a programme of improvement and reconfiguration of this beautiful home whilst retaining as much of the original elements of the property as possible which exudes charm and character throughout both the attractively appointed interior and exterior. The well proportioned accommodation comprises an entrance vestibule, a wide and welcoming hallway leading to a comfortable sitting room with adjoining study, a generous kitchen/dining room with French doors opening to the garden, a snug, utility area and cloakroom. On the first floor the landing leads to three double bedrooms, the principal room with en-suite shower room, walk-in wardrobe and distant sea views, a bathroom and separate w.c. There are also two useful attic rooms.

The very private gardens are a delight. They have been lovingly planted over time for year round interest. They incorporate a lovely terrace and a large outbuilding which has been divided to create a garden room and separate studio, either would be most comfortable as a home office. There is also a garage and parking.

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:

ENTRANCE PORCH

Entered via a ledge and braced oak panelled and leaded light door with leaded light windows to either side, quarry tiled floor, glazed door with leaded light windows to either side opening to:

ENTRANCE HALL

Engineered oak flooring, staircase to first floor with polished timber, moulded handrail, straight banister rails and terminating in square chamfered newel posts, radiator concealed by decorative cover, access to under stairs storage cupboard, doors to:

SITTING ROOM

Contemporary fireplace surround with electric fire, built-in corner storage cupboard, leaded light window to front, radiator, square archway to:

STUDY

Set beneath a vaulted ceiling with double glazed conservation roof light, leaded light windows to front and side overlooking the gardens, radiator.

KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary Shaker style incorporating deep pan drawers and integrated dishwasher, square edged worktops inset with five burner Bosch induction hob and Villeroy and Boch ceramic sink and drainer unit with mixer tap, further bank of units incorporating pair of integrated Bosch electric ovens/grill with storage above and below, coordinating island incorporating integrated fridge, flights of drawers, wine cooler, tiled flooring throughout with underfloor heating, recessed lighting, leaded light window to side, timber framed and double glazed casement doors opening to and overlooking the rear garden.

SNUG

Engineered oak flooring, deep shelved storage cupboard, timber framed and double glazed casement doors opening to rear garden, radiator, door to:

UTILITY ROOM

Range of base cupboards with square edged timber effect worktops inset with stainless steel sink and drainer unit with mixer tap, space and plumbing for freestanding American style fridge/freezer, ceramic tiled floor, double glazed leaded light windows to either side, timber panelled and glazed door to:

ENTRANCE VESTIBULE

Ceramic tiled floor, timber effect worktop with space and provision for washing machine and tumble dryer beneath, wall cupboard above, leaded light windows to either side, timber panelled and leaded light door to front garden, radiator, door to:

CLOAKROOM

Wall hung WC with concealed cistern, wash basin with vanity cupboard below, walls tongue and groove panelled, cupboard concealing Viesmann gas fired boiler, obscured window to entrance vestibule.

FIRST FLOOR LANDING

Staircase continuing to attic rooms, leaded light window to front, built-in heated linen cupboard housing hot water cylinder, doors to:

BEDROOM

Fitted wardrobe cupboard, leaded light window to front and rear overlooking the garden, radiator, doors to deep **walk-in wardrobe cupboard** equipped with shelving and hanging rails and to:

EN-SUITE SHOWER ROOM

Twin sized shower enclosure fitted with statically controlled Aqualisa shower, low-level WC, pedestal wash basin, tiled floor, recessed lighting, leaded light window to side, heated ladder rack towel rail.





BEDROOM

Built-in corner storage cupboard, leaded light windows to front and side overlooking the gardens, radiator.

BEDROOM

Fitted wardrobe cupboard, leaded light windows to front and side overlooking the gardens, radiator.

BATHROOM

Bath fitted with mixer tap and set within a tiled surround with thermostatically controlled shower above, pedestal wash basin, recessed lighting, obscured double glazed leaded light window to rear, radiator.

SEPARATE WC

Low level WC, obscured leaded light double glazed window to side, radiator.

SECOND FLOOR LANDING

Doorways to:

ATTIC ROOM

Double glazed roof lights to front and rear, electric heater.

WALK-IN STORAGE CUPBOARD

Equipped with hanging rail and with door to boarded attic space.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a driveway providing off-road parking and access to the garage. From the drive a picket gate opens to a block paved pathway leading to the front door and passes an expanse of lawn dotted with various specimen trees including fruit trees with a great deal of privacy being afforded by a bank of mature shrubs and other plants. Within this area is an aluminium framed greenhouse and the substantial timber framed:

SUMMER HOUSE which is internally clad and insulated and incorporates 2 rooms, the first being used as a sitting room with over head storage area, recessed lighting, window to front, pair of windows to side. The second is currently being used as a studio with polished timber floorboards, windows to either side (either would make a superb home office).

Spanning the front of the property are beds planted with various mature shrubs including rosemary, skimmia, hydrangea, pittosporum, mahonia and pieris. A gate gives access to the:

REAR GARDEN

To the rear of the house the garden is well enclosed by timber panelled fencing with a generous terrace paved in natural stone spanning the width of the property and extending to a generous expanse of lawn which is encompassed by deep borders planted with a variety of shrubs, herbaceous and other plants including rhododendron, laurel, camellia, cordyline And a host of others. Outside lighting, outside tap, outside power point.

DETACHED GARAGE

Of brick-built construction, pair of doors to front, flanked by outside lights, lighting.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

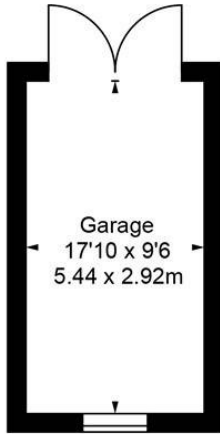
VIEWING

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

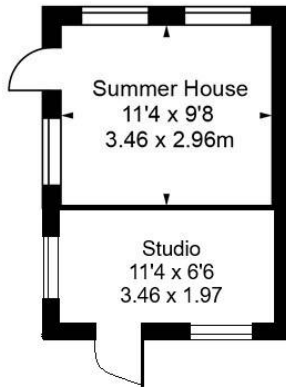


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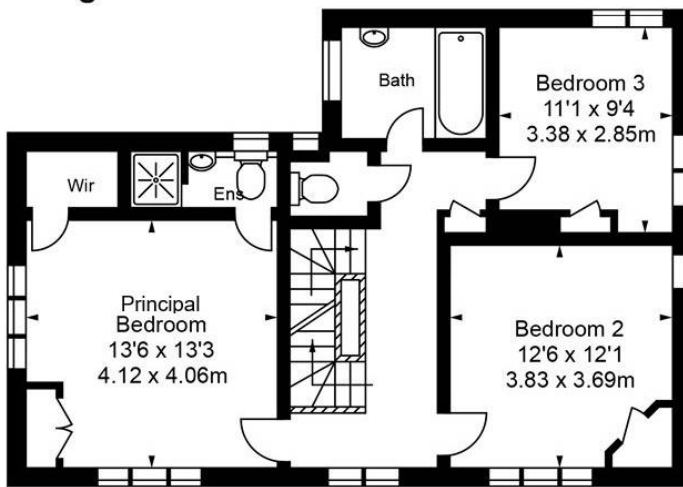
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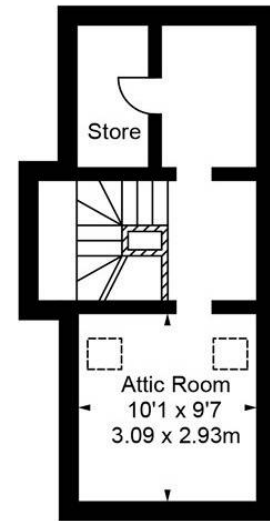
Garage



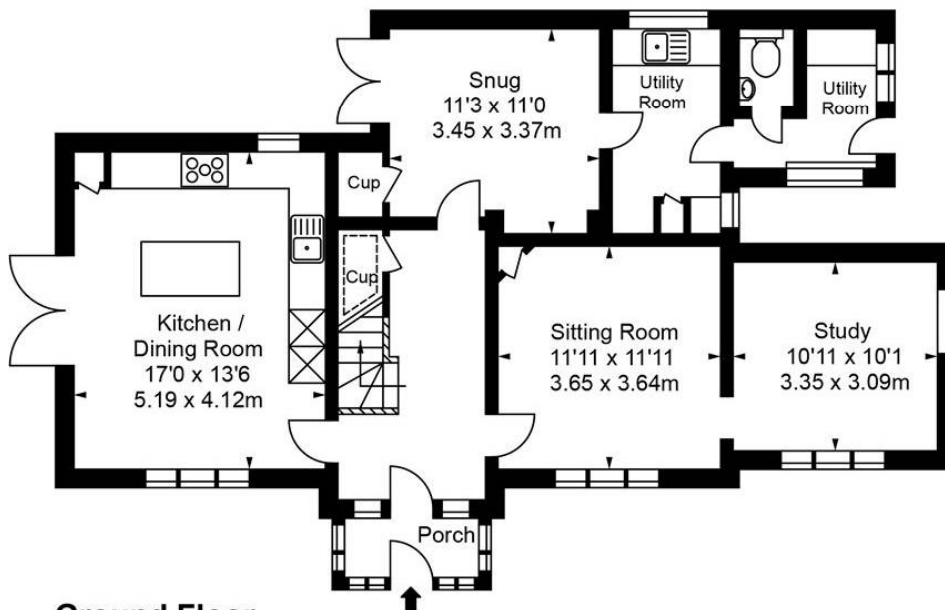
Approximate Gross Internal Area :-
 Ground Floor :- 86.82 sq m / 935 sq ft
 First Floor :- 65.98 sq m / 710 sq ft
 Second Floor :- 24.29 sq m / 261 sq ft
 Garage :- 15.88 sq m / 171 sq ft
 Summer House :- 10.24 sq m / 110 sq ft
 Total :- 203.21 sq m / 2187 sq ft



First Floor



Second Floor



Ground Floor

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