



49 High Street, Hythe, Kent CT21 5AD



**GATE COTTAGE,
RECTORY LANE, SALTWOOD**

£475,000 Freehold

This enchanting, unlisted, period cottage is situated in the heart of the sought after village of Saltwood. It offers comfortable accommodation with an abundance of original features throughout. Two reception rooms, attractively fitted kitchen, three bedrooms. Charming part walled garden to rear. EPC D.



**Gate Cottage,
Rectory Lane, Hythe CT21 4PX**

**Entrance Vestibule, Sitting Room, Dining Room, Kitchen,
Three Bedrooms, Shower Room, Separate W.C.,
Partially Walled Garden To The Rear**

DESCRIPTION

Situated in the heart of the sought after village of the sought after village of Saltwood in an idyllic position, this enchanting unlisted period cottage exudes charm and character throughout the surprisingly spacious interior. The property offers attractively presented accommodation which comprises an entrance vestibule leading to the dual aspect sitting room with cosy wood burning stove and sun room beyond uniting the space with the garden, to the opposite side is the dining room, also with wood burning stove and an opening leading to the well fitted kitchen. On the first floor are three comfortable bedrooms, a shower room and a separate cloakroom.

There is a pretty garden to the front and a delightfully secluded and mainly walled garden to the rear which has been designed for ease of maintenance and provides a charming environment in which to relax and dine alfresco.

SITUATION

Saltwood is a quintessential English village with its pretty green, village hall, local store, Michelin starred restaurant and charming church. It is highly sought after and Rectory Lane is regarded as the most exclusive road in the village boasting fine properties and being surrounded by fields and open countryside. 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 VESTIBULE

Entered via a ledge and braced door, doors to dining room and:

SITTING ROOM

A generous space spanning the full depth of the property, attractive exposed brick chimney breast incorporating fireplace recess housing freestanding woodburning stove above a brick hearth, exposed timbers to ceiling, bay with double glazed window to front, double glazed sliding patio doors opening to sunroom to rear, radiators, door to kitchen.

SUNROOM

Set beneath a polycarbonate roof with double glazed sliding patio doors and window opening to and overlooking the rear garden.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating recess and plumbing for washing machine and integrated double oven/grill, square edged timber effect work surfaces inset with one and a half bowl sink and drainer unit with mixer tap and four burner halogen hob with extractor hood above, tiled splashback, coordinating wall cupboards, space for freestanding fridge freezer, twin aperture fireplace housing woodburning stove, tiled floor, exposed timbers to ceiling, double glazed windows to rear overlooking the garden, timber and obscured glazed stable door to side, square opening leading to:

DINING ROOM

Double aperture fireplace housing freestanding woodburning stove, exposed timbers to one wall and ceiling, bay with double glazed window to front, radiators, door returning to entrance vestibule.

1ST FLOOR LANDING

Built-in shelved storage cupboard beneath double glazed window to rear, further storage cupboard with shelving and hanging rail, doors to:

BEDROOM

Exposed timbers to one wall and ceiling, built-in wardrobe cupboard fitted with shelving and hanging rail, bay with double glazed window to front, radiator.

BEDROOM

Built-in wardrobe cupboards, exposed timbers to ceiling, access to loft space, bay with double glazed window to front, radiator.

BEDROOM

Tongue and groove panelled ceiling, wall light points, recess equipped with shelving, hanging rail and flights of drawers, double glazed window to side, double glazed window to rear, radiator.

SHOWER ROOM

Built-in cupboard housing Worcester gas fired boiler, tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboard below, timber effect flooring, obscured double glazed window to rear, radiator.

SEPARATE WC

Low level WC, corner wash basin with vanity cupboard below, obscured double glazed window to rear.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid largely to lawn with a central pathway and flight of steps leading to the front door. There are various shrubs, herbaceous and other plants and a magnificent wisteria festooning the front elevation.



REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of timber panel fencing and ragstone walls. It has been largely paved providing a delightful environment for alfresco entertaining and dining and incorporates various beds planted with evergreen shrubs, roses and other plants. There is a generous timber framed log store, timber framed garden shed and a central dove-cot. Side access can be gained to the front of the property via a shared access to the left of the house.



EPC Rating Band D

COUNCIL TAX

Band E approx. £2776.24 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

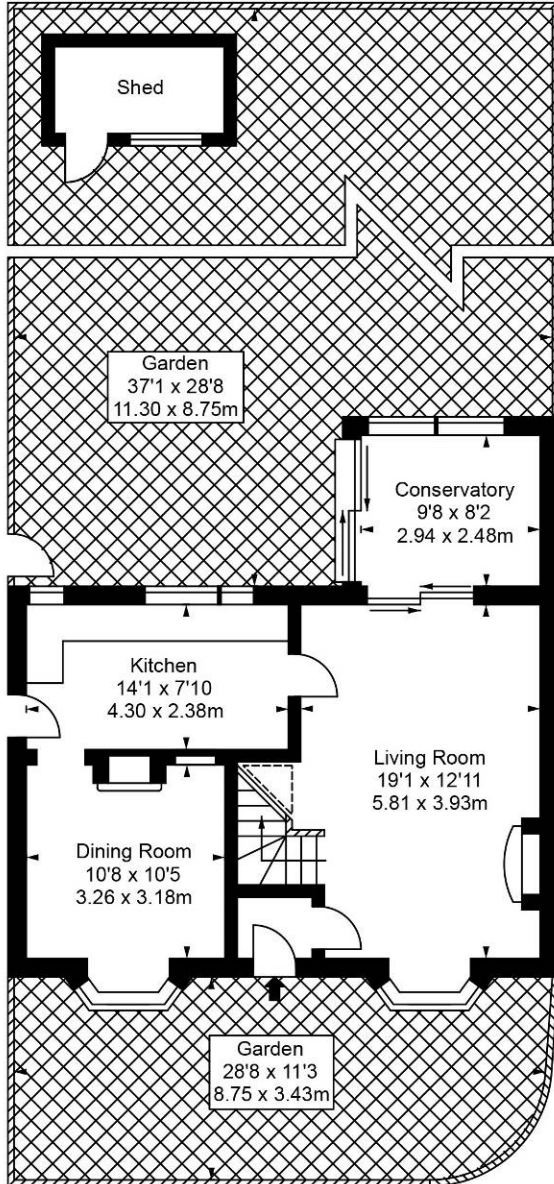


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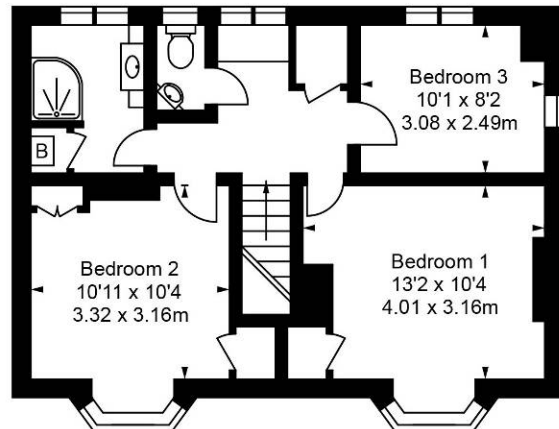


Gate Cottage, Rectory Lane, Saltwood



Ground Floor

Approximate Gross Internal Area :-
 Ground Floor :- 58.54 sq m / 630 sq ft
 First Floor :- 50.14 sq m / 540 sq ft
 Total :- 108.68 sq m / 1170 sq ft



First Floor

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