



49 High Street, Hythe, Kent CT21 5AD



WHITE MOSS COTTAGE, CASTLE ROAD, SALTWOOD

£525,000 Freehold

In the heart of the village, a charming semi-detached house which has been extensively improved and now offers beautifully presented, comfortably proportioned accommodation which includes 2 reception rooms, a smartly fitted kitchen, 3 bedrooms and a shower room. Pretty gardens to the front and rear. EPC D.



White Moss Cottage

Castle Road, Saltwood, Hythe CT21 4QX

Entrance Hall, Sitting Room, Dining/Living Space, Kitchen, Three Bedrooms, Shower Room, Gardens to Front and Rear

DESCRIPTION

White Moss Cottage has been the subject of an extensive programme of improvement for the current owners including rewiring, a replacement boiler, the installation of a new high specification kitchen and shower room, redecoration and flooring throughout and landscaping particularly to the front of the house. The result is stunning with a beautifully presented interior providing accommodation of comfortable proportions although it is thought that there is potential to further extend the property if additional space is required (subject to all necessary consents being obtained).

The accommodation comprises a welcoming entrance hall with parquet flooring which extends through to the spacious dining/living space and to the kitchen which has a sleek modern installation of cabinetry with integrated appliances. There is a cosy sitting room with an open fire to the front. On the first floor there are three bedrooms, the principal room with comprehensive built-in wardrobes and wall panelling and a smart modern shower room.

The garden to the front has been thoughtfully landscaped and planted following a white scheme and to the rear the garden, which enjoys a westerly aspect, provides a secluded space for alfresco dining and entertaining. With a little planning there is ample space for the installation of a home office to the far end of the garden.

SITUATION

White Moss Cottage is situated in a particularly desirable location, moments from the castle and very close to the centre of Saltwood village, with its pretty village green, pub/hotel, village convenience store, Michelin starred restaurant and bus stops, all within a short walk. There are two excellent primary schools, as well as Brockhill Performing Arts College and extensive country park all close by.

The Cinque Ports Town of Hythe, approximately 1 mile down the hill, provides a wide range of amenities including 4 supermarkets (including Waitrose) 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 is around 12 miles distant. NB All distances are approximate.

The accommodation comprises:

ENTRANCE HALL

Entered via a ledge and braced door, Karndean parquet flooring, staircase to 1st floor with moulded handrail, square banister rails and with maximised understairs storage beneath, contemporary column radiator, recessed lighting, double glazed window to front, doors to:

SITTING ROOM

Contemporary honed stone fireplace surround encompassing a recess for an open fire above a slate hearth with recesses to either side fitted with low level cupboards and shelving, double glazed window to front, contemporary column radiator.

DINING/LIVING SPACE

Karndean parquet flooring throughout, part shelved alcove, recessed lighting, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, contemporary column radiator.

KITCHEN

Well fitted with a comprehensive range of contemporary cabinetry in a sleek matt finish incorporating deep pan drawers, integrated dishwasher, integrated washing machine, square edged quartz worktops inset with a four burner AEG induction hob and under mounted with deep one and a half bowl sink with grooved drainer to side and mixer tap, range of contrasting wall cupboards with concealed lighting beneath and extractor hood above the hob, full height shelved storage cupboard, full height shelved laundry cupboard incorporating the integrated washing machine, further bank of coordinating units incorporating eyelevel Neff double oven/grill with full height pull-out larder cupboard to one side and integrated fridge and freezer to the opposite side, Karndean parquet flooring with underfloor heating, recessed lighting, double glazed window to rear overlooking the garden, timber panelled and glazed door to side, door to deep understairs pantry.

FIRST FLOOR LANDING

Double glazed window to side fitted with folding plantation style shutters, hatch giving access to loft space fitted with loft ladder, doors to:

BEDROOM

Full wall range of fitted wardrobe cupboards, walls panelled to ¾ height, double glazed window front, contemporary column radiator.

BEDROOM

Built in storage cupboard, double glazed window to rear overlooking the garden, contemporary column radiator.

BEDROOM

Recess for single bed with overhead storage above, cupboard to the side housing a recently installed gas fired boiler, coordinating desk unit, double glazed window to rear overlooking the garden, column radiator.

SHOWER ROOM

Walk-in tiled shower enclosure fitted with satin brass sanitary wear including a rain head shower with separate handheld attachment and recessed niches for cosmetics, wash basin with mixer tap and vanity drawers below, low level WC with concealed cistern, mirrored wall cabinet, recessed lighting, opaque double glazed window to front, parquet flooring, wall mounted heated rack towel rail.





OUTSIDE

FRONT GARDEN

White Moss cottage is approached via a flight of steps leading to a personal gate opening to an illuminated sloping pathway which is block paved in a herringbone design edged by a deep border to the right stocked with a variety of shrubs, herbaceous and other plants including a row of olive trees affording the property a great deal of privacy, roses, choisya, Japanese anemone and arum lilies amongst others. The other side of the path is an area of lawn with a central eucalyptus tree and spanning the front of the house are evergreen pittosporum hedges to either side of the front door which is flanked by a pair of wall lights. A personal gate to the side of the property gives access to the:

REAR GARDEN

Directly to the rear of the house is a terrace topped in granite chippings with a coordinating pathway leading through the centre of the garden to the timber framed storage shed. The garden is laid extensively to lawn with various specimen shrubs and other plants including japonica fatsia, pittosporum, a fig tree and a silver birch amongst others. To the far end of the garden is a recreation space with a timber framed structure with a flight of steps leading to an elevated octagonal terrace with an octagonal summer house on top of it. A gate gives access to the park to the rear although we do not believe there is any official right of access. Outside lighting, outside tap.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2271.47 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

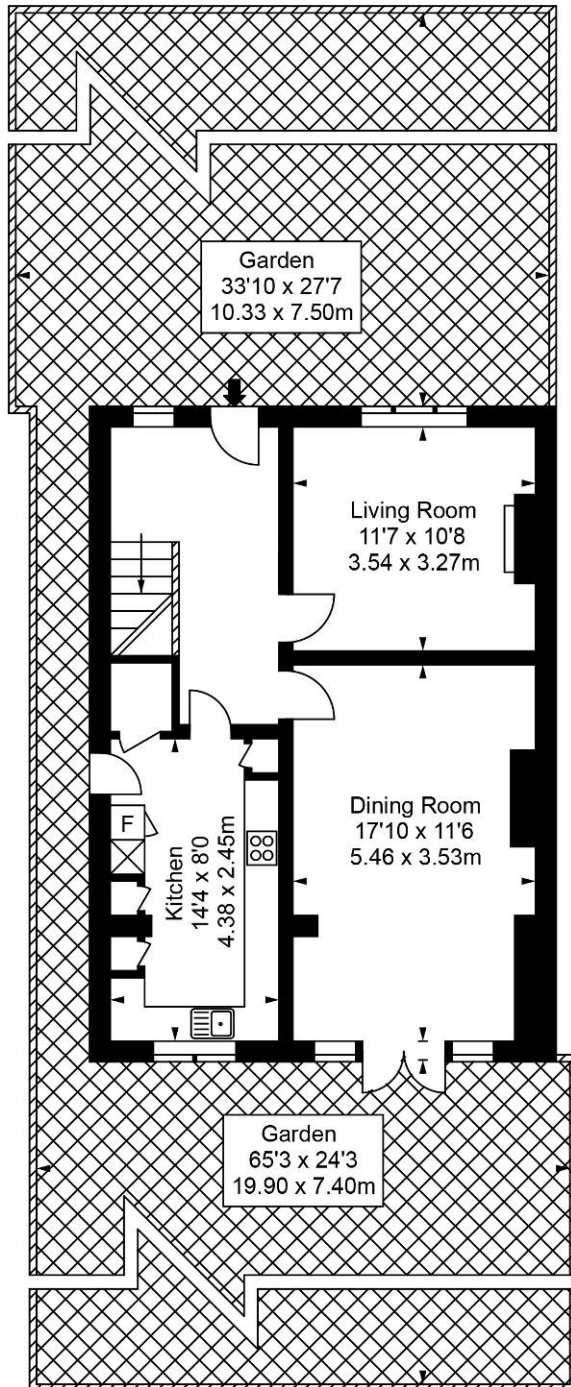




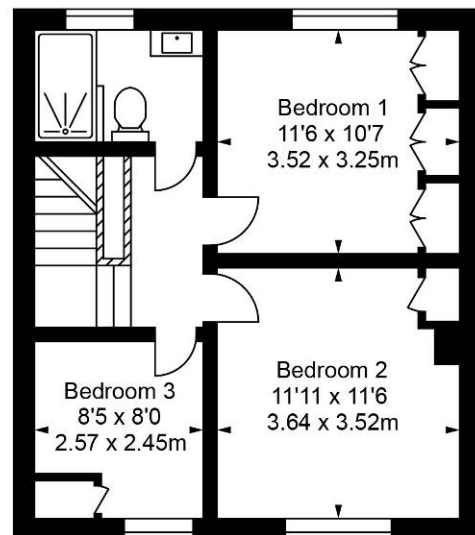
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White Moss Cottage, Castle Road, Saltwood, CT21 4QX

Approximate Gross Internal Area :-
Ground Floor :- 54.42 sq m / 586 sq ft
First Floor :- 43.74 sq m / 471 sq ft
Total :- 98.16 sq m / 1057 sq ft



Ground Floor



First Floor

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