



49 High Street, Hythe, Kent CT21 5AD



**WAYSIDE, 1 HIGHFIELD CLOSE,
SALTWOOD, HYTHE**

**£475,000 Freehold
NO ONWARD CHAIN**

Situated on a sought after cul-de-sac in the pretty village of Saltwood from where it enjoys lovely views to the rear, a substantial detached bungalow occupying a generous plot. The comfortable accommodation includes a sitting/dining room, kitchen/breakfast room and 2 bedrooms. Garage, parking, gardens. EPC E.



1 Highfield Close, Saltwood, Hythe CT21 4QP

**Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Two Bedrooms,
Shower Room, Separate W.C.,
Garage, Parking, Gardens To Three Sides**

DESCRIPTION

Situated on a sought after cul-de-sac within the desirable village of Saltwood, this substantial detached bungalow occupies a generous plot from where it enjoys a glorious open aspect to the rear over the grounds of Brockhill Country Park.

The property enjoys comfortably proportioned accommodation including a welcoming entrance hall with ample storage, a generous dual aspect sitting/dining room opening onto the garden, kitchen/breakfast room, two double bedrooms, a shower room and a separate W.C.. There is also a useful attic room which could be officially converted to provide a third bedroom (subject to all necessary consents and approvals being obtained). There are delightfully secluded gardens to the front, side and rear, a garage (joined to the bungalow by a useful side porch) and parking.

The property is offered for sale with the benefit of planning consent (subject to conditions) for a substantial side and rear extension together with the official conversion of the attic room and new loft space to provide enhanced living space, a total of four bedrooms and three bathrooms together with additional parking. Folkestone & Hythe s planning reference is 24/0216/FH.

SITUATION

Highfield Close is a particularly sought after residential location in Saltwood, with its well regarded public house, newsagents and Michelin Star restaurant. Hythe High Street is within reasonable walking distance with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors and dentists surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses, cricket, bowls, squash and tennis clubs and the Hotel Imperial Leisure Centre.

The property is also conveniently situated for access to St Augustines Primary School, Saltwood Primary School and Brockhill Park Performing Arts College. The larger town of Folkestone is 6 miles and the Cathedral City of Canterbury 16 miles.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (6 miles) and Ashford International (12 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 15 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door with coordinating panel to side,

access to attic room via hatch fitted with loft ladder, built-in coats cupboard, radiator, doors to:



SITTING ROOM

A generous space with attractive polished stone fireplace surround and hearth, coved ceiling, double glazed window to rear, double glazed sliding patio doors opening to and overlooking the rear garden with views over Brockhill beyond, radiators.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and dishwasher, rolltop granite effect worktops inset with stainless steel sink and drainer unit with mixer tap and four burner halogen hob, tiled splashbacks, coordinating wall cupboards, integrated eyelevel fridge, integrated eyelevel double oven and microwave, full height shelved larder cupboard, recessed lighting, double glazed window to front, door to living room, panelled and glazed door to:

SIDE PORCH

Providing access to the garage, the side porch is set beneath a polycarbonate roof with a double glazed door to the rear garden and a UPVC door to the front garden.

BEDROOM

Pair of double glazed windows to rear overlooking the garden and enjoying a pleasant open aspect over Brockhill, radiator.

BEDROOM

Double glazed window to front, radiator.

SHOWER ROOM

Walk-in shower enclosure fitted with thermostatically controlled shower, pedestal wash basin, shaver and light point, localised tiling, extractor fan, double glazed window to front, radiator.

SEPARATE WC

Low level WC, walls tiled to half height, double glazed window to front, radiator.

ATTIC ROOM

Fully lined and floored with a double glazed dormer window to the rear, radiator, fitted wardrobe cupboard and access to walk-in loft space.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a shallow block paved terrace from where views over the garden and to Brockhill Country Park can be enjoyed. Beyond the terrace is a small ornamental pond with the remainder of the garden being laid extensively to lawn edged by mature hedges and incorporating various mature shrubs. The garden extends to the side of the property where a bank of trees and other mature shrubs conceal a further extension of the garden, a generous V shaped space enclosed by mature evergreen hedging.

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and incorporates a mature magnolia tree and various other shrubs. There is a driveway providing off-road parking and access to the garage and from here a pathway leads to the front door.

GARAGE

Up and over door to front, personal door to side, power and light.

EPC Rating Band E

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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Highfield Close, Saltwood, CT21

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft

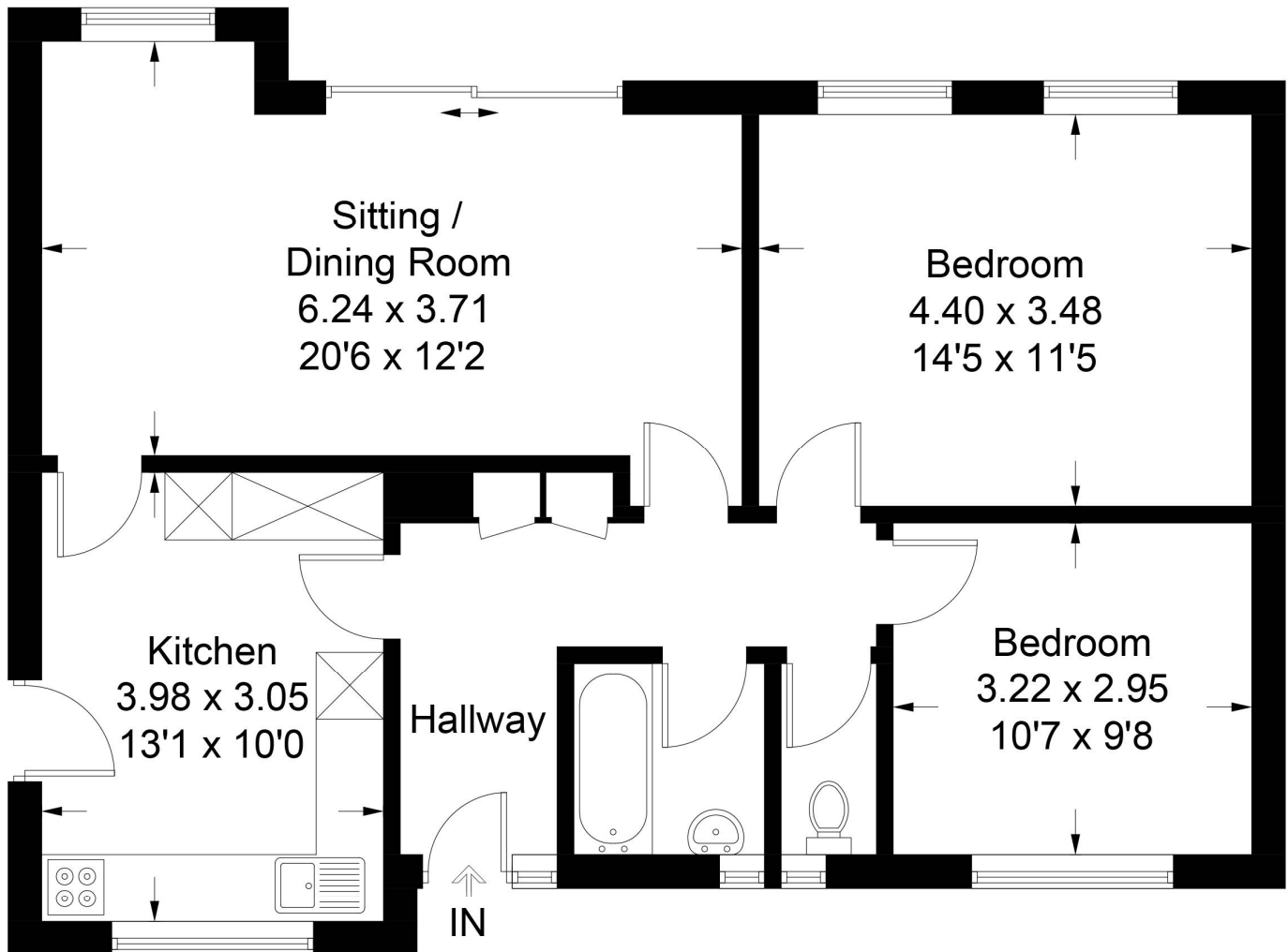


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