



49 High Street, Hythe, Kent CT21 5AD



**CRANBROOK**

**£799,950 Freehold**

**THE CLOSE, SALTWOOD**

On an exclusive cul-de-sac in this much sought after village, this beautifully presented family house comprises a sitting room open plan to the dining room, garden room, kitchen, utility, cloakroom, three double bedrooms (one with en-suite) & a bathroom. South facing rear garden & ample off-road parking. EPC D



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**Cranbrook  
The Close, Saltwood  
CT21 4RA**

**Entrance Hall, Sitting Room Open Plan to Dining Room,  
Garden Room, , Kitchen, Utility Room, Cloakroom,  
Three Double Bedrooms (1 En-Suite), Bathroom,  
Delightful Gardens, Off Road Parking**

**DESCRIPTION**

An attractive and substantial detached family home, located in a highly desirable cul-de-sac in the heart of the sought-after village of Saltwood. The property has been significantly improved by the current owners and now offers deceptively spacious accommodation that is light, airy and beautifully presented throughout.

The well-planned accommodation comprises a welcoming entrance hall, a sitting room with wood-burning stove open-plan to the dining area, which in turn features double doors leading to a superb garden room. There is also a smartly fitted kitchen, a generous utility room and a cloakroom. To the first floor are three double bedrooms (one with en-suite shower room), together with a modern family bathroom.

Externally, the property benefits from a wide block-paved driveway to the front, providing off-street parking for several vehicles and access to the EV charger. To the rear is a delightful south-facing garden, enjoying sunshine throughout the day, with a stone-paved terrace ideal for alfresco entertaining and a generous area of lawn

**SITUATION**

Cranbrook is situated at the end of this exclusive cul-de-sac, very close to the centre of Saltwood village, with its pretty village green, local shop, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street and variety of independent shops, boutiques, cafes and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, 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) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 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 HALL**

Entered via timber panelled door, staircase to 1st floor, engineered oak flooring, access to under stairs storage cupboard, picture rail, radiator, doors to:

### **CLOAKROOM**

Low-level WC with concealed cistern, wall hung corner wash basin with tiled splashback, radiator, picture rail, tiled floor, obscure leaded light window to side.

### **SITTING ROOM**

Attractive stone fireplace surround inset with woodburning stove, bay with double glazed windows overlooking the rear garden, picture rail, engineered oak flooring, open through to:

### **DINING ROOM**

Engineered oak flooring, picture rail, glazed oak bi-folding doors giving access to the:

### **GARDEN ROOM**

Double glazed high level window to side, double glazed window to rear overlooking the garden, oak framed double glazed bi folding doors giving access to the rear garden, coved ceiling picture rail, radiator.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff dishwasher, square edged work surfaces inset with a 1 ½ bowl stainless steel sink and drainer unit with mixer tap, Bora induction hob with central extractor, coordinating up stand, coordinating wall cupboards with underlighting, peninsula breakfast bar, integrated fridge and freezer, integrated slide and hide double oven/microwave, recessed lighting, timber effect flooring, double glazed window to front, double glazed window to side, radiator, door to:

### **UTILITY ROOM**

Timber panelled doors to front, well fitted with a range of base cupboards and drawers, timber effect worksurfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, recess and plumbing for washing machine and tumble dryer, tiled floor, coordinating full height cupboards (one housing the Worcester gas combination boiler), timber effect obscure double glazed door to rear.

### **FIRST FLOOR LANDING**

Two double windows over staircase, access to loft space, picture rail, radiator.

### **BEDROOM**

Fitted wardrobe cupboards, double glazed window to rear overlooking the garden, picture rail, four wall light points, radiator.

### **BEDROOM**

Double glazed window to rear overlooking the garden, built in cupboard, tiled fireplace surround, picture rail, four wall light points, radiator.

### **BEDROOM**

Double glazed window to front, picture rail, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with electric shower, wall hung wash basin with vanity cupboard below, low-level WC, tiled walls, tiled floor, extractor fan, recessed lighting, radiator.

### **BATHROOM**

Bath with central mixer tap & thermostatically controlled shower over with glazed shower screen, low-level WC, wall hung wash basin with vanity drawers below, part tiled walls, heated towel rail, recessed lighting, extractor fan.









## REAR GARDEN

Directly to the rear of the property is a stone-paved terrace, which leads to a generous expanse of lawn. A pathway runs to the far end of the garden, providing access to a raised lawn area. The garden is well enclosed by close-boarded timber fencing and features well-stocked borders planted with a wide variety of mature shrubs, herbaceous plants and specimen trees, including magnolia, roses, camellia and fig. The garden also benefits from two timber-framed sheds and a greenhouse. Outside tap. A timber gate to the side of the property provides access to the:

## FRONT GARDEN

The garden to the front of the property is set behind a low latticework with a generous block paved driveway providing parking for a number of vehicles and the remainder of the garden is laid to lawn and backed by borders planted with a variety of shrubs and other plants. Outside tap.

## EPC Rating D

## COUNCIL TAX

Band F approx. £3436.50 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

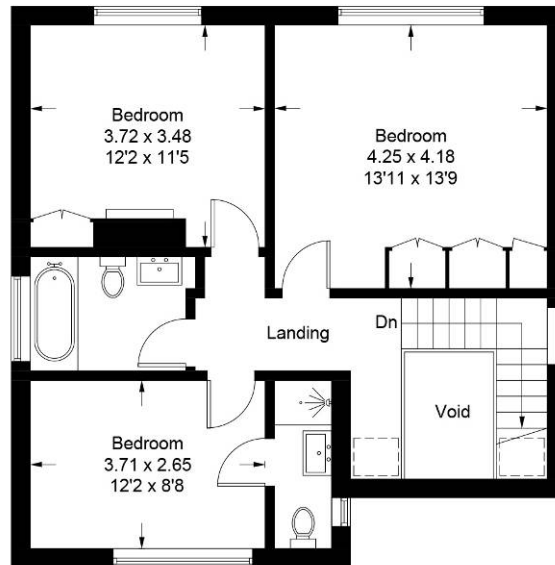
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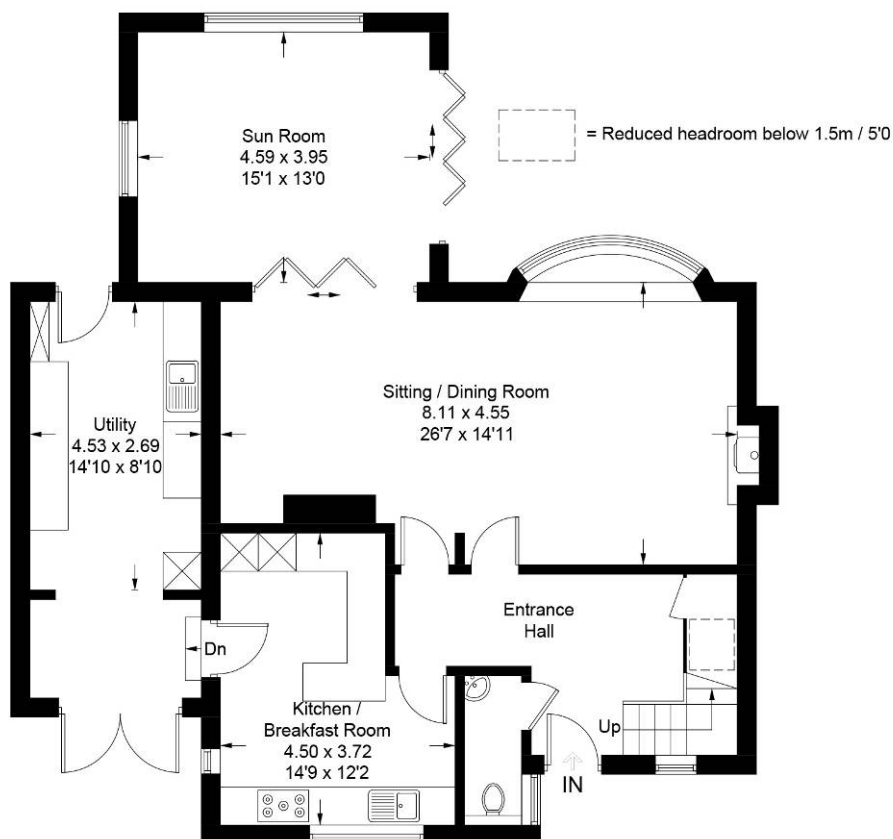
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# Cranbrook, Saltwood, CT21

Approximate Gross Internal Area  
Ground Floor = 104.7 sq m / 1127 sq ft  
First Floor = 60.4 sq m / 650 sq ft  
(Excluding Void)  
Total = 165.1 sq m / 1777 sq ft



**First Floor**



**Ground Floor**

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