

Surveyors  
Valuers



Estate  
Agents



**WEST END,  
BARTHOLOMEW CLOSE, HYTHE**

**£825,000 Freehold**

A handsome detached house situated in a sought after cul-de-sac location. Comprising a generous open plan kitchen/dining and living space, separate sitting room, utility, study, studio, 4 double bedrooms, 2 en-suites & a bathroom. South facing rear garden & off-road parking. EPC D.



**West End  
Bartholomew Close  
Hythe  
CT21 4BS**

**Entrance Hall, Sitting Room, Open Plan Kitchen/Dining/Living Space,  
Study, Studio, Utility Room, Cloakroom,  
Principal Bedroom with En-Suite Shower Room and Walk-In Wardrobe,  
3 Further Double Bedrooms, 2 served by a Jack and Jill En-Suite Shower Room,  
Family Bathroom  
Ample Parking**

**DESCRIPTION**

This handsome detached house is beautifully presented and finished to an exceptionally high standard throughout and designed to compliment a modern lifestyle. The accommodation, which is presented in a contemporary theme with meticulous attention having been paid to every detail, comprises an entrance hall leading to a cosy sitting room, bi-folding oak framed doors open to the splendid open plan kitchen/dining/living space which incorporates a stunning sleek modern kitchen with integrated appliances and bi-folding doors uniting the space with garden. There is also an studio, study, utility room and cloakroom on the ground floor. The first floor comprises the principal bedroom suite with a dramatic vaulted ceiling and entirely glazed gable end wall with Juliette balcony, en-suite shower room and walk-in wardrobe. There are three further bedrooms each large enough to accommodate a double bed, two served by a Jack and Jill en-suite. There is also a family bathroom. The house enjoys a generous plot with ample parking at the front. To the rear is a south facing garden with a wide expanse of lawn and large elevated terrace at the same level as the living space, following the contemporary theme and providing a delightful environment in which to relax and dine alfresco.

**SITUATION**

West End is situated on this well thought of 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 or pleasant walk away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash 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) 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 a contemporary oak and opaque double glazed door, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square newel post, oak flooring, contemporary vertical radiator, doors to kitchen, utility room, cloakroom and glazed door with windows to either side opening to:

### **SITTING ROOM**

Inset wood burning stove, recessed lighting, radiator, oak framed and glazed bi-folding doors opening to and looking through the family room to the garden beyond, recessed lighting.

### **FAMILY ROOM/SUN ROOM**

Engineered oak flooring with underfloor heating, recessed lighting, full wall of bi-folding doors opening to and overlooking the rear garden, open plan to:

### **DINING ROOM**

Polished porcelain flooring with underfloor heating, recessed lighting, full wall of bi-folding doors opening to and uniting the space with the garden beyond, double glazed window to side, open plan to:

### **KITCHEN**

Well fitted with a comprehensive range of base cupboards and drawer units incorporating deep pan drawers and integrated dishwasher, square edged Corian worktops incorporating a stainless steel sink with grooved drainer to side and mixer tap, four burner AEG induction hob with coloured glass splashback and illuminated extractor hood above, co-ordinating wall cupboards with concealed lighting beneath, further bank of units comprising integrated AEG combination microwave/oven, integrated AEG oven and integrated warming drawer flanked by a full height fridge, freezer and larder cupboard, polished porcelain flooring, peninsula breakfast bar incorporating wine cooler, recessed lighting, radiator, door returning to entrance hall.

### **UTILITY ROOM**

Fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, fridge and space and provision for washing machine and tumble dryer, rolled top timber work surfaces inset with one and a half bowl sink and drainer

unit with mixer tap and four burner gas hob, tiled splashbacks, coordinating wall cupboards, integrated eye level Bosch double oven/grill, cupboard housing Worcester gas fired boiler, recessed lighting, double glazed window to side, pair of double glazed windows to front with central circular double glazed window, personal door to side, tiled floor, radiator.

### **CLOAKROOM**

Low level WC, washbasin set into tiled worktop with vanity cupboard below, recessed lighting, double glazed window to front, radiator.

### **STUDY**

Set beneath a part vaulted ceiling with pair of high level double glazed Velux roof lights, engineered oak flooring, double glazed circular window to rear overlooking the garden, door to:

### **STUDIO**

Pair of double glazed windows to front, engineered oak flooring, radiator.

### **FIRST FLOOR LANDING**

Access to deep heated linen cupboard housing pressurised hot water cylinder, access to loft space, door to:

### **PRINCIPAL BEDROOM**

Set beneath a fully vaulted ceiling with fully double glazed gable end fitted with folding plantation style shutters and incorporating a pair of casement doors opening to a Juliet balcony from where pleasant views over gardens and with glimpses of the sea in the distance can be enjoyed, pair of wall light points, two fitted wardrobe cupboards, double doors to:

**Walk in wardrobe** equipped with hanging rails, shelving and automatic light. Sliding pocket door to:

### **EN-SUITE**

Walk in tiled shower enclosure with rain head shower and separate hand held attachment and illuminated niche for cosmetics, Wall hung illuminated vanity unit incorporating cupboards and drawers and shaver point, with curved worktop incorporating pre formed sink with mixer tap, illuminated mirrored cabinet above, wall hung WC with concealed cistern, contemporary glass radiator with towel rail, tiled floor, tiled walls, recessed lighting, extractor fan.

## **BEDROOM**

Range of built in wardrobe cupboards, recessed lighting, double glazed window to rear fitted with folding plantation style shutters and overlooking the garden, radiator, door to:

## **JACK & JILL EN-SUITE SHOWER ROOM**

Walk in tiled shower enclosure with rain head shower and separate hand held attachment, wall hung illuminated vanity unit with cupboard, shaver point and preformed wash basin with mixer tap, illuminated mirrored cabinet above, wall hung WC with concealed cistern, contemporary glass radiator with towel rail, tiled floor, tiled walls, recessed lighting, extractor fan. Door to:

## **BEDROOM**

Access to eaves storage cupboard, recessed lighting, pair of double glazed Velux roof lights, double glazed window to front fitted with plantation style shutters, radiators, door returning to landing.

## **BEDROOM**

Pair of fitted built in wardrobe cupboards, recessed lighting, pair of double glazed windows to front fitted with folding plantation style shutters, radiator.

## **BATHROOM**

Fitted with a contemporary suite comprising wall hung vanity unit with a pair of deep drawers and pre formed sink with wash basin, wall hung WC with concealed cistern, bath set within a tiled surround with tiled niche for cosmetics and fitted with mixer tap with hand held shower, recessed lighting, extractor fan, opaque double glazed window to side, radiator.

## **OUTSIDE**

### **Front Garden**

The garden to the front of the property is set behind a brick built wall with a pair of brick built piers opening to the driveway which is block paved incorporating recessed lighting and providing off road parking.

### **Rear Garden**

Spanning the width of the rear of the house is a deep terrace paved in porcelain tiles at the same level as the flooring in the living space. The terrace is enclosed by a low wall and a step leads down to the remainder of the garden which is laid extensively to lawn, well enclosed by close boarded timber panelled fencing and partly by hedging and incorporates various beds planted with a variety of shrubs, herbaceous and other plants including lavenders, photinia, roses and spirea amongst others. To the far end of the garden is a gravelled area incorporating a timber framed shed and timber framed children's play house. Side access to front garden

### **EPC Rating D**

### **COUNCIL TAX**

Band E approx £2944.46 (2025/26) Folkestone & Hythe District Council.

### **VIEWING**

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





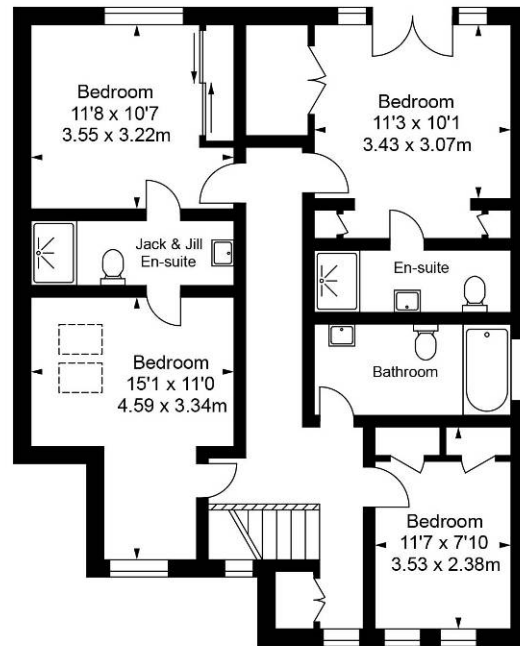
**West End**  
**Bartholomew Close Hythe, CT21 4BS**

Approximate Gross Internal Area :-

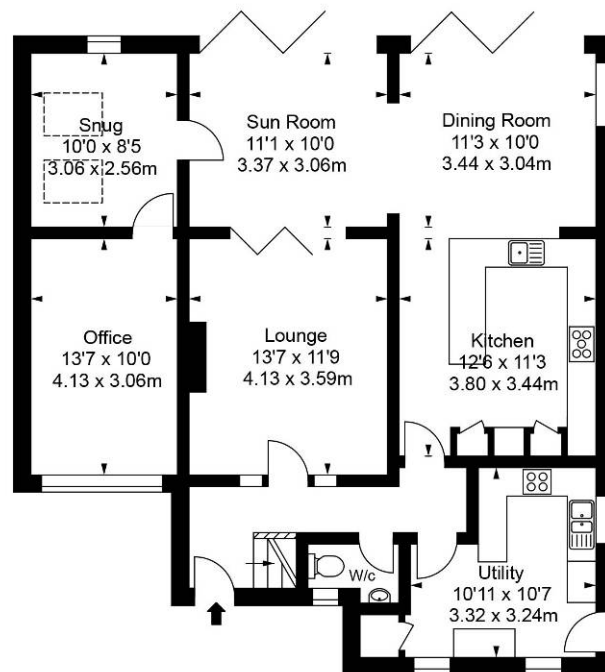
Ground Floor :- 91.80 sq m / 988 sq ft

First Floor :- 80.86 sq m / 870 sq ft

Total :- 172.66 sq m / 1858 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)