



49 High Street, Hythe, Kent CT21 5AD



**WINFIELD,  
BARTHOLOMEW CLOSE, HYTHE**

**£690,000 Freehold**

A charming detached house situated on a sought after cul-de-sac on the cusp of the village of Saltwood. The house has been much improved by the owners and offers comfortably proportioned accommodation with 3 reception rooms, conservatory, 3 bedrooms (1 en-suite). Garage, parking, south facing garden. EPC D



**Winfield,  
Bartholomew Close, Hythe CT21 4BS**

**Entrance Hall, Sitting Room, Dining Room, Study, Conservatory,  
Cloakroom, Three Bedrooms (one with an en-suite shower room),  
Bathroom,  
Garage, Parking, Pretty Gardens to the Front and Rear**

**DESCRIPTION**

Winfield is a most attractive detached family home which is situated on a much sought after cul-de-sac on the cusp of the village of Saltwood, within walking distance of various schools and close to a bus route. The property has been much improved by the current owners. It now offers attractively presented accommodation of particularly comfortable proportions with a pretty sitting room leading to the conservatory beyond which there is the study. There is a separate dining room, a recently refitted kitchen and a cloakroom on the ground floor. The first floor comprises three generous bedrooms (the principal room with an en-suite shower room) and a very smart family bathroom.

A particularly attractive aspect of the property is the south facing rear garden which is delightfully secluded and provides a wonderful environment in which to relax or entertain alfresco. There is also a pretty garden to the front, a driveway providing off road parking and access to the garage.

**SITUATION**

Winfield enjoys a prime position on a sought-after cul-de-sac, just moments from the centre of charming Saltwood village. This picturesque setting includes a traditional village green, local shop, welcoming pub, historic church and castle, as well as a Michelin-starred restaurant.

Families are well served, with two excellent primary schools within walking distance, and Brockhill Performing Arts College close by. Two highly regarded grammar schools in Folkestone are easily accessed via a regular bus service.

The vibrant town of Hythe is nearby, offering a bustling High Street lined with independent shops, boutiques, cafés and restaurants, as well as four supermarkets including Waitrose and Sainsbury's. Sports and leisure facilities are plentiful, with local sailing, tennis, cricket, squash and bowls clubs, two golf courses, and the Hotel Imperial Leisure Centre all within easy reach.

Outdoor enthusiasts will enjoy the many footpaths and bridleways nearby – perfect for walking, riding or exploring Brockhill Country Park, which also features a children's play area and organised outdoor activities.

Commuting is convenient with excellent transport links: the M20 (Junction 11) is just 3 miles away, Sandling Station 2 miles, and the Channel Tunnel Terminal 4 miles. Dover Ferry Port is 10 miles away, and Ashford International Station 12 miles, offering high-speed rail services to London St Pancras in under 40 minutes. Folkestone also offers a High Speed service in around 53 minutes.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber panelled door, door to:

### **ENTRANCE HALL**

Staircase to first floor, polished timber floor boards, access to understairs storage area, doors to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated fridge, recess housing Stoves oven with extractor hood above, wood block worksurface inset with ceramic 1 ½ bowl sink with drainer unit and mixer tap, tiled splashback, coordinating breakfast bar, coordinating wall cupboards, recess and plumbing for washing machine with larder storage area over, double glazed window to front, double glazed door to side opening to covered porch with large storage cupboard, timber effect flooring, radiator.

### **SITTING ROOM**

Double glazed doors with double glazed windows to either side opening to the conservatory and looking through to the garden beyond, picture rail, two wall light points, contemporary vertical radiator.

### **DINING ROOM**

Attractive painted timber fireplace surround with open chimney, double glazed window looking through the conservatory to the garden beyond, picture rail, radiator, timber effect flooring.

### **CLOAKROOM**

Low level WC, corner wash basin, tiled walls, obscure double glazed window to front, radiator, timber effect flooring.

### **CONSERVATORY**

Of UPVC and double glazed construction above a brick-built base and beneath a pitched-lined roof, windows to two sides, casement doors opening to the garden, six wall light points, timber effect flooring, radiator, door to:

### **STUDY**

Wood panelling to half height, double glazed window overlooking the garden, timber effect flooring, radiator.

### **FIRST FLOOR LANDING**

Double glazed windows over stairwell, doors to:

### **PRINCIPAL BEDROOM**

Double glazed window overlooking the rear garden, picture rail, timber effect flooring, two wall light points, radiator, door to:

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

Shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, wash basin set into worksurface with vanity cupboards and drawers below, low-level WC, two wall points, recessed lighting, obscure double glazed window to side, radiator, tiled floor, extractor fan.

### **BEDROOM**

Built-in cupboard, double glazed window overlooking the rear garden, picture rail, timber effect flooring, radiator.

### **BEDROOM**

Built in airing cupboard housing a recently installed combination boiler, double glazed window to front, access to loft via a paddle staircase, picture rail, timber effect flooring, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled rain head shower over and separate handheld attachment, glazed shower screen, low level WC, wash basin with mixer tap and vanity cupboard below and with illuminated mirrored vanity cupboard over, timber effect flooring, heated ladder towel rail, obscure double glazed window to front, radiator.









## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick built wall and mixed evergreen hedge. A driveway provides access to the integral garage. A pathway leads to the front door and crosses the front of the property to a path and personal gate giving access to the rear garden. The remainder of the garden is laid to lawn with a specimen flowering cherry tree rear garden.

### **REAR GARDEN**

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and directly to the rear of the house and spanning the width of it is an attractive paved terrace which extends to the remainder of the garden which is laid extensively to lawn incorporating various specimen shrubs and trees including fruit trees, acers, fuchsia and a variety of others together with a timber-framed pergola supporting wisterias. To the far end of the garden is a timber-framed garden shed of a generous size.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band E approx. £2,944.46 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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



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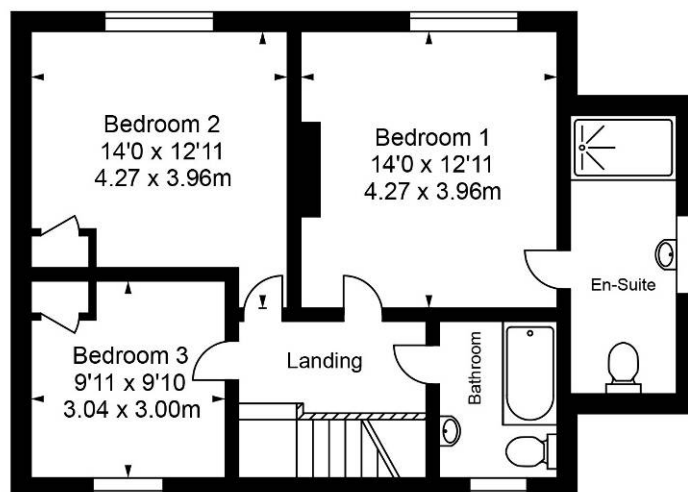
## Winfield, Bartholomew Close, Hythe, CT21

Approximate Gross Internal Area :-

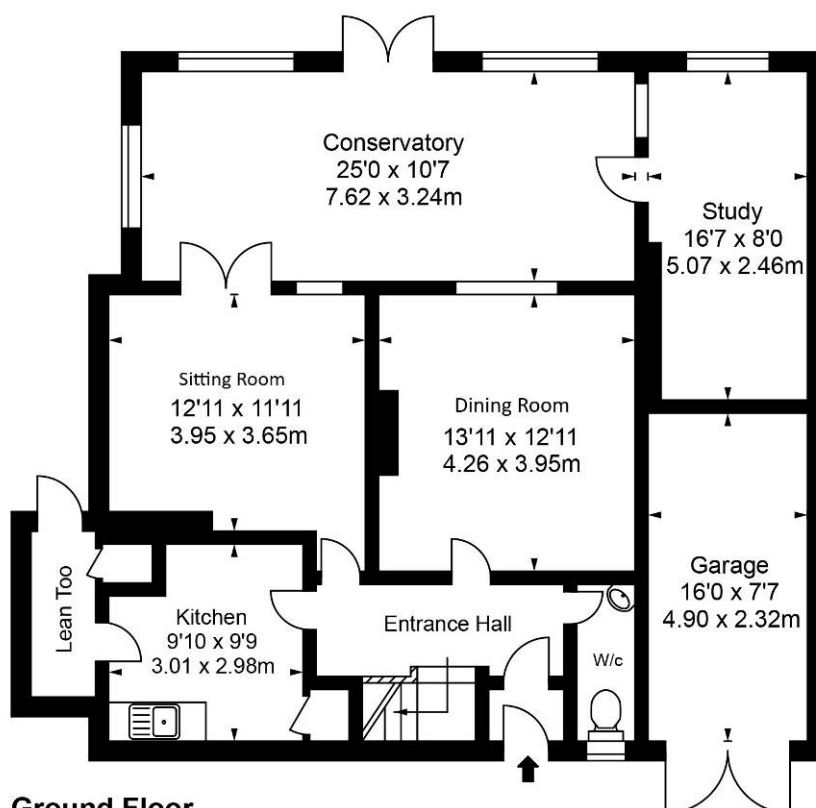
Ground Floor :- 112.70 sq m / 1213 sq ft

First Floor :- 63.87 sq m / 687 sq ft

Total :- 176.57 sq m / 1900 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)