



6 Bartholomew Lane Saltwood Hythe Kent CT21 4BX  
Guide £520,000

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# 6 Bartholomew Lane

Saltwood Hythe CT21 4BX

A spacious home located just off the attractive village green in the heart of Saltwood.

## Situation

Conveniently nestled in the heart of this vibrant Kentish village around The Green, the property is perfectly positioned near a popular pub, village hall, general store, and an exquisite dining restaurant. It's ideally located for family activities and dog walking with Brockhill Country Park and Eaton Lands just a stone's throw away. The bustling town of Hythe, featuring a lively high street, four supermarkets and a variety of independent shops and restaurants, is also easily accessible.

Excellent commuting options include High Speed links to London St Pancras from nearby Sandling station, while the M20 motorway connects to the rest of Kent and Eurotunnel in Cheriton provides easy access to France and the Continent.

## The Property

No. 6 is a charming home featuring attractive character elevations with hanging tiles and the convenience of side pedestrian access to the rear garden.

The property welcomes you through a small cottage style front garden into a bright and airy entrance hall complete with a built-in coat cupboard, under stair storage and a ground floor cloakroom/WC. The front facing kitchen offers a good selection of matching storage cupboards with oak work tops, a gas hob and an oven. At the rear an L-shaped spacious lounge/dining room benefits from natural light via a side window and doors that open to a neat rear garden.

Ascending to the first floor a sunny landing leads to three bedrooms and features a built-in storage cupboard with hanging rails. The family bathroom includes a white suite with a panelled bath, an enclosed shower cubicle with a rainfall

showerhead, a low-level WC and a pedestal hand wash basin.

Stairs from the first floor ascend to the second-floor landing, which includes a large built-in cupboard with hanging rails. This leads to the master bedroom, which has loft access and a generous walk-in storage cupboard with hanging rails. The master bedroom is complemented by a spacious en-suite shower room, featuring an enclosed double shower cubicle with an electric shower, a low-level WC, and a vanity wash hand basin.

## Outside

The front garden features a paved path leading to the entrance, a shingled area with small shrubs and is enclosed by a picket style wooden fence. It also includes parking for one vehicle.

The rear garden has been landscaped with an artificial lawn surrounded by panelled fencing and includes a side gate and a path leading to a spacious log cabin with power, ideal for storage or outdoor entertaining. Additionally, there is a single garage en-bloc accessible from Bartholomew Lane.

## Services

We understand all main services are available.

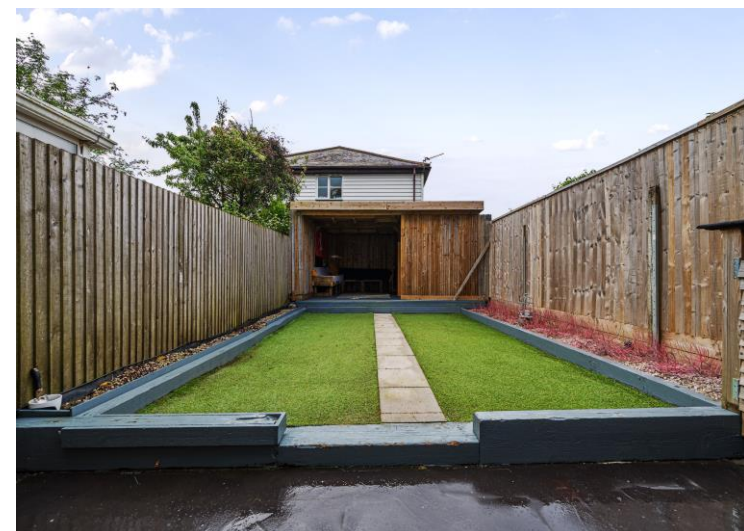
## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold





To view this property call Colebrook Sturrock on **01303 260666**

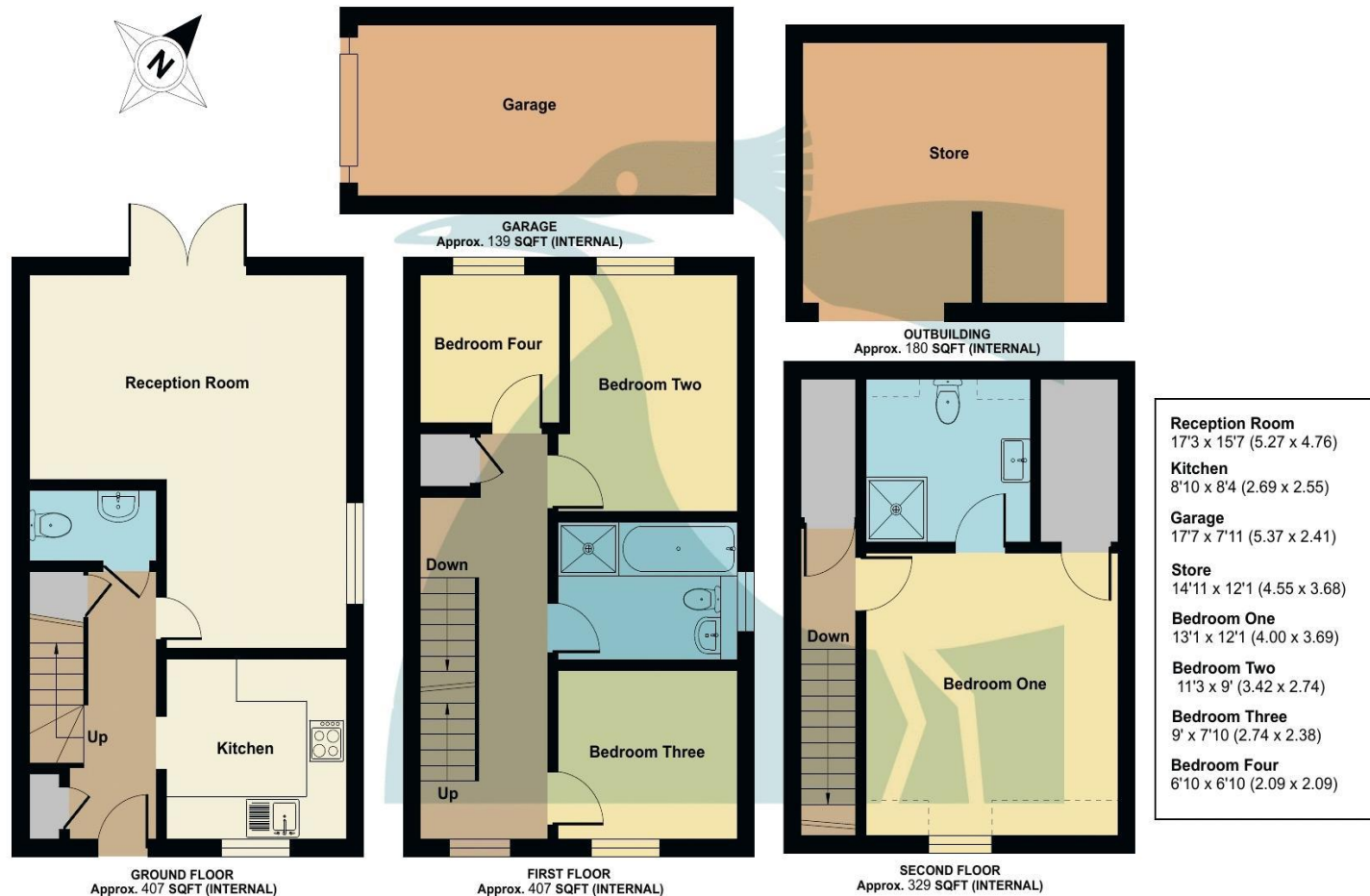
Total Approximate Area = 1442 sq ft / 133.9 sq m (includes garage / outbuilding)  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 For identification only - Not to scale

Current Council Tax Band: E

EPC Rating: C

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1133788

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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