



Blue House, Bluehouse Lane, Saltwood, Kent

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# Blue House

## Bluehouse Lane, Saltwood, Hythe, Kent CT21 4EN

A striking contemporary residence and detached annexe in generous grounds within the peaceful Kent countryside

Sandling station 1.8 miles (London St Pancras from 56 minutes), M20 (Junction 11) 2.6 miles, Hythe 3.7 miles, Folkestone 4.7 miles, Ashford International 12.5 miles, Dover 12.6 miles, Canterbury 16.7 miles

Entrance porch | Drawing room | Family room  
Study | Office | Open plan kitchen/sitting/dining room | Utility | Boiler room | Principal bedroom with dressing room and en suite bathroom  
5 Further bedrooms (1 en suite, 2 sharing Jack and Jill shower room | Family bathroom  
EPC rating B  
Annexe: Open plan kitchen/sitting/dining room  
2 Bedrooms | Shower room | EPC rating B  
Cabin | Garden | Car port| About 1 acre

### The property

Comprising a quintessential farmhouse with an expansive corresponding attached modern barn, Blue House is an impressive, detached family home with brick and black weatherboard elevations. The barn is fitted with air conditioning and underfloor heating throughout. It offers over 3,200 sq ft of luxury internal accommodation, as well as a versatile two-storey annexe.

The charming porch opens into the original home, a light-filled opened-up space with exposed brickwork, timbers, casement windows and a stairway. There is a characterful family room and a pair of wide mirrored fireplaces with log-burning stoves. Adjoining is a bright garden-facing study and a large family bathroom.

The dining room, with its sliding glazed doors, flows naturally down steps into the 50 ft kitchen and sitting area of the handsome extension. The kitchen features a wide range of sleek handleless fitted wall and base cabinetry, a large central marble-topped island/breakfast bar with inset hob and a wealth of integrated modern appliances. The sitting area is pooled with natural light via multiple wide sliding glazed doors to the terraces and grounds. This space has polished concrete flooring, bespoke fitted shelving, and a sleek inset feature fireplace. From here there is access to a home office, the well-appointed utility room and a boiler room.

On the first floor, the large principal suite has picture windows, a dedicated dressing room and a deluxe en suite bathroom. There are three further bedrooms, two sharing a Jack and Jill bathroom and one with an en suite shower room.

### The Annexe

Adjacent to the double car port, the annexe offers stylish accommodation, with an open-plan living space and kitchen, a ground floor bedroom opening to a private terrace, a shower room, and a large first-floor bedroom.

### Outside

The property sits among a beautifully landscaped private plot with tiered gardens and a plethora of mature trees surrounding, followed by far-reaching Kent countryside and open fields.

Five bar gates open to the driveway and covered parking via the double car port with EV chargers. The car port is attached to the annexe, which has solar panels to the roof.

A sunken wrap-around paved terrace beside the main house enjoys sunshine all day long, with views to the manicured lawns surrounding, which are interspersed with various considered planting schemes. There is also a charming log cabin.





















## Location

The property is in a picturesque setting on the fringes of popular Saltwood, with its ancient castle and various amenities, including a shop, a Michelin-star restaurant and good primary schools.

The popular nearby Cinque Port town of Hythe provides a comprehensive range of additional facilities, including shops, schools, restaurants, cafés and supermarkets. Folkestone, with its burgeoning arts, music and cultural scene, along with Ashford and the city of Canterbury provide further amenities and transport links.

The M20 offers convenient road connections, with Folkestone and Ashford International offering High-Speed rail services to London St Pancras. The local station at Sandling also offers services to London St Pancras, Cannon Street, Charing Cross and Victoria. The area has good access to the Continent via Eurotunnel and the Port of Dover.

## General

**Local Authority:** Folkstone & Hythe District Council

**Services:** Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil fired heating (house). Air source heating (annexe). Solar panels (12 Kw). 3 Phase electricity supply. EV chargers. Air conditioning.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £2,250,000

























The Annexe





The Annexe



The Annexe



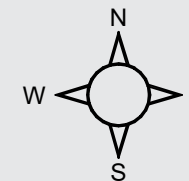
The Annexe



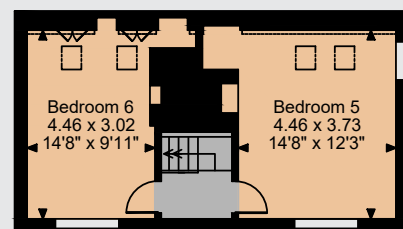
The Annexe



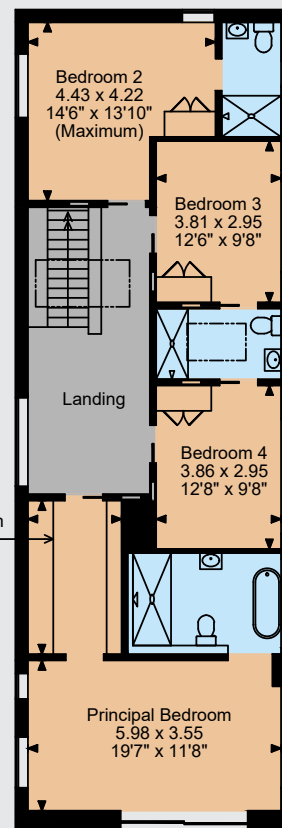
Blue House, Bluehouse Lane, Hythe  
 Main House internal area 3,637 sq ft (338 sq m)  
 Garage internal area 387 sq ft (36 sq m)  
 Cabin internal area 177 sq ft (16 sq m)  
 Annexe internal area 829 sq ft (77 sq m)  
 Total internal area 5,030 sq ft (467 sq m)  
 For identification purposes only.



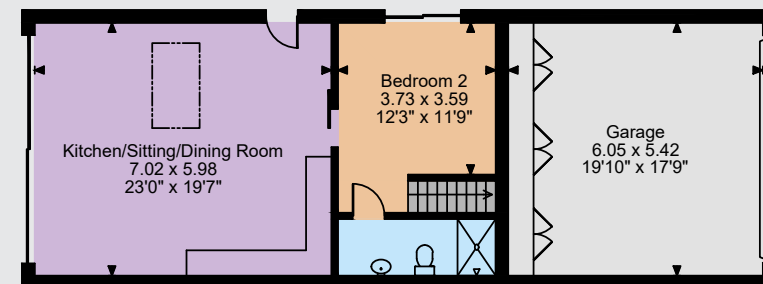
**Ground Floor**



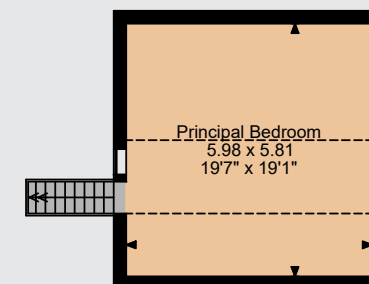
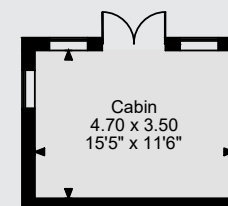
**Floor Above Family Room**



**First Floor**



**Annexe Ground Floor**



**Annexe First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From M20 (Junction 11): Exit onto the A20/ Ashford Road. Turn left to stay on the A20 then continue for about 2 miles. Turn left onto Blue House Lane, where the property will be found on the left after a short distance.

## Canterbury

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