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# Rectory Lane, Saltwood, Hythe

Guide Price £425,000



GUIDE PRICE OF £425,000 - £450,000. This beautifully presented period townhouse effortlessly combines character with contemporary style, offering deceptively spacious accommodation arranged over three floors. Finished to an exceptional standard throughout, the property has been thoughtfully enhanced to create a stylish and practical home, perfectly suited to modern living.

At the heart of the property is a stunning open-plan living space, designed with both family life and entertaining in mind. Flooded with natural light, this impressive room features a beautifully appointed kitchen with a central island, generous dining and seating areas, and striking bi-folding doors that open seamlessly onto the landscaped rear garden, creating an effortless indoor-outdoor lifestyle.

The upper floors offer well-proportioned bedrooms and contemporary bathrooms, with the versatile layout ideal for families, professionals or those working from home. The property also benefits from a beautifully designed family bathroom, complete with a stylish contemporary suite and luxurious wet room-style walk-in shower.

Outside, the landscaped rear garden provides an attractive, low-maintenance space, perfect for relaxing, entertaining or enjoying al fresco dining during the warmer months. To the front, the charming façade enhances the property's period appeal, while the private driveway provides the added convenience of off-road parking for one vehicle.

Combining timeless character with high-quality modern finishes, this exceptional home is ideally positioned close to local amenities, highly regarded schools and excellent transport links, making it an outstanding opportunity for a wide range of buyers.

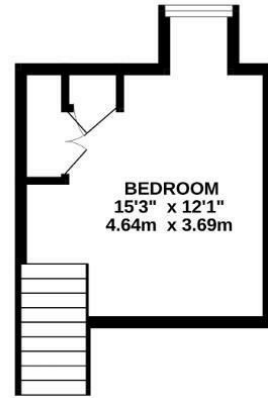
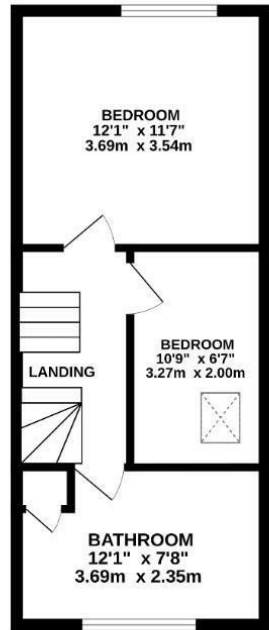
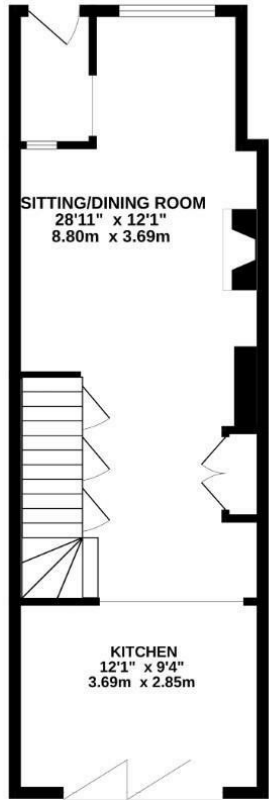


- GUIDE PRICE OF £425,000 - £450,000.
- Striking open-plan kitchen, dining and living space
- Bi-folding doors opening onto the landscaped rear garden
- Contemporary kitchen with central island and integrated appliances
  - Three well-proportioned bedrooms
  - Stylish family bathroom with wet room-style shower
  - Finished to an exceptional standard throughout
- Landscaped, low-maintenance rear garden ideal for entertaining
  - Off-road parking for one vehicle
- Conveniently located close to local amenities, schools and transport links



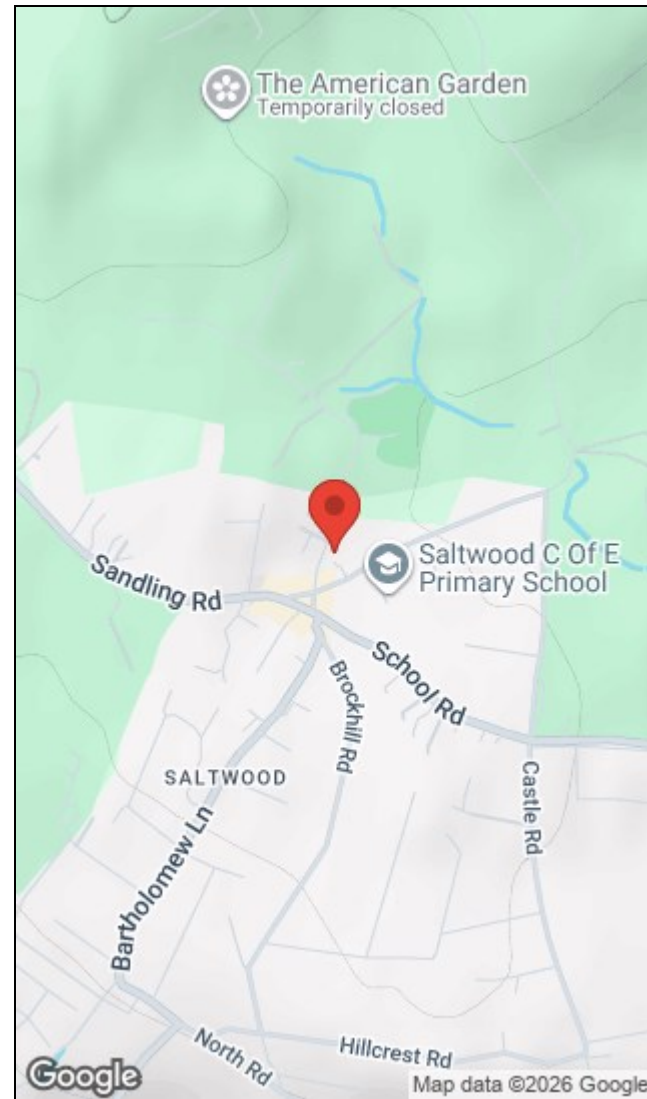






TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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