



49 High Street, Hythe, Kent CT21 5AD



## 2 NEW ROAD SALTWOOD

**£395,000 Freehold**

This charming period house in the heart of the sought after village of Saltwood, is close to schools, amenities and to Sandling Railway Station. The accommodation comprises, sitting room open plan to dining room, kitchen, 3 double bedrooms, bathroom and a cellar. Delightful rear garden. EPC E.



## **2 New Road Saltwood CT21 4QE**

**Entrance Hall, Sitting Room open Plan to Dining Room, Kitchen,  
Three Bedrooms (one with en-suite cloakroom), Bathroom,  
Cellar, Pretty Rear Garden**

### **DESCRIPTION**

This charming end of terrace period property forms part of a terrace of similarly attractive properties and is well presented throughout. The house offers comfortably proportioned accommodation including a generous open plan sitting/dining room with wood floors and a kitchen overlooking the pretty garden. The first floor comprises two double bedrooms (one with en-suite cloakroom) and a bathroom and there is a further double bedroom on the second floor. The property also benefits from a large cellar.

A particularly attractive feature of the property is the pretty garden which enjoys a sunny aspect and provides a delightful environment for alfresco entertaining.

### **SITUATION**

The property is situated in the heart of the sought-after village of Saltwood, close to the pretty village green and seconds from the village hall. There are two excellent primary schools, a pub/hotel, village convenience store, restaurant and bus stops, all within a short walk. Brockhill Performing Arts College and extensive country park are both under half-a-mile distant. The Cinque Ports Town of Hythe, approximately 1 miles down the hill, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and a bustling High Street offering various independent shops, cafes, restaurants and boutiques, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

Communications are excellent with Sandling Railway Station (London 90 minutes) only a mile away and the High Speed Rail Link offers journey times to London of under an hour available from Folkestone and Ashford stations. The M20 (Junction 11) is 2 miles and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) 3 miles. NB All distances are approximate.

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door with leaded light fan light above, stairs to first floor, coved ceiling, radiator, open through to:

### **DINING ROOM**

Double glazed window to rear, built-in storage cupboards, door to cellar, timber floorboards, open through to kitchen, open through to:-

### **SITTING ROOM**

Deep bay window to front, fireplace with recess housing wood burner, shelving and built in cupboard into alcoves, coved ceiling, open through to:

### **KITCHEN**

Rangemaster dual fuel oven with Range Master extractor hood above, wooden worksurface to side with storage and drawers below, splashback, bespoke storage and shelving unit, Butlers sink with mixer tap, wooden worksurfaces with recess below for freestanding dishwasher, space for freestanding fridge freezer, exposed brick feature wall, double glazed window to side, double glazed door giving access to the garden, radiator.

### **FIRST FLOOR LANDING**

Staircase to 2nd floor, radiator, door to:-

### **BEDROOM 1**

Pair of double glazed windows to front, coved ceiling, radiator.

### **BEDROOM 2**

Double glazed windows to rear and side, exposed brick feature wall, engineered wood flooring, door to:-

### **EN-SUITE CLOAKROOM**

Low level WC, wall hung wash basin with mixer tap, extractor fan, walls pannelled to half height .

### **BATHROOM**

Original cast iron painted fireplace, panelled bath with mixer tap and shower over, glazed shower screen, low level WC, wash basin set into worksurface with mixer tap and vanity cupboard below, coved ceiling, contemporary vertical radiator.

### **SECOND FLOOR LANDING**

Access to eaves storage, door to:-

### **BEDROOM 3**

Double glazed windows to front and side, access to loft space, access to eaves storage, radiator.

### **CELLAR**

A very generous space with three rooms, radiator, double glazed window, plumbing for washing machine.

### **OUTSIDE**

#### **Rear Garden**

The garden to the rear of the property is well enclosed by timber panel fencing and laid to lawn with a magnificent mimosa tree to the far end, timber framed shed and useful storage area.

#### **Front Garden**

The garden to the front of the property is set behind a low brick wall and mature shrubs, a pathway leads to the front door. Log & bin store.

### **EPC Rating E**

### **COUNCIL TAX**

Band D approx. £2171.29 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

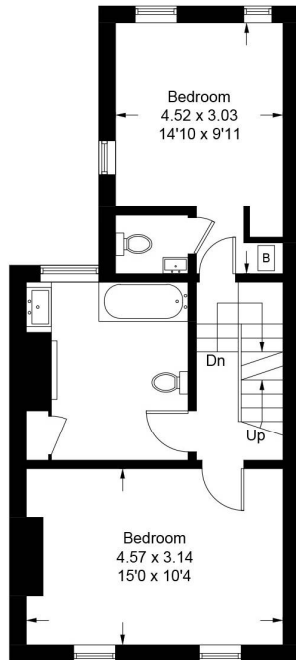




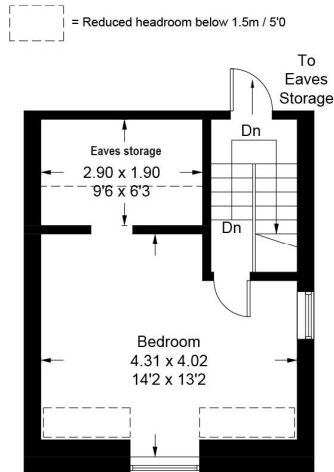


# New Road, Saltwood, CT21

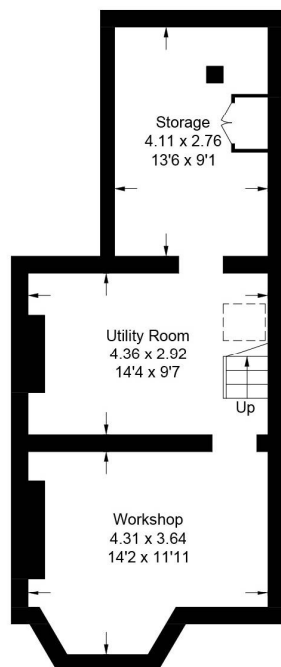
Approximate Gross Internal Area  
 Lower Ground Floor = 39.5 sq m / 425 sq ft  
 Ground Floor = 45.5 sq m / 490 sq ft  
 First Floor = 43.8 sq m / 471 sq ft  
 Second Floor = 27.8 sq m / 299 sq ft  
 Total = 156.6 sq m / 1685 sq ft



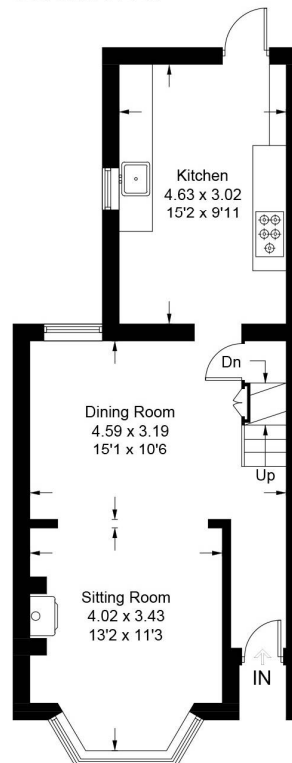
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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