

Sandling Road

Sandling Hythe CT21 4HG

- Substantial Detached Property
- Five Bedrooms
- Open Plan Living Space With Log Burner
- Wraparound Gardens, Log Cabin & Sauna
- Ample Off-Road Parking
- Next To Sandling Train Station For Access To London
- Two En Suites & Family Bathroom
- Large Plot
- Gated Driveway & Twin Car Port
- Rural Setting

Asking Price £675,000 Freehold





Mapps Estates are delighted to bring to the market this unique five bedroom detached family home set on a large plot in a rural location and adjacent to Sandling train station, making it ideal for commuting to London. Originally constructed in the 1970s, the property has been subject to numerous home improvements by the current owners. The accommodation to the ground floor comprises a spacious entrance hall, an open plan living space benefitting from a central log burner and opening to the kitchen, a garden room, utility room and downstairs cloakroom; in addition, the original integral garage has been converted to a stylish master bedroom and en suite bathroom with underfloor heating and a modern heat exchange ventilation system. Upstairs you will find a main bedroom with en suite shower room, three further double bedrooms and a family bathroom with a freestanding bath and separate shower cubicle. The mature gardens wrap around the property and provide a good degree of privacy; there is also a large log cabin currently used as a home gym and an outdoor sauna. To the front is a large gated driveway offering off-road parking for multiple vehicles as well as a twin car port. An early viewing of this fantastic family home comes highly recommended.

Located in a rural setting and adjacent to Sandling train station for rail services to London. Saltwood village is nearby, with its picturesque village green and ever-popular primary school, as well as Brockhill Park performing arts college. The village itself offers a local newsagent, Parish church, the Castle hotel and public house, and an active village hall. The pretty Cinque Port town of Hythe is a short drop down the hill and offers a good selection of independent shops, together with Sainsbury's, Aldi and Waitrose stores, while the Royal Military Canal and seafront promenade offer delightful walks. Sandling is a mainline railway station and offers services to Ashford where you can change to access the high-speed train, which has a travel time to London St Pancras of just thirty-eight minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

Ground Floor:

Entrance Hall 9'10 x 8'3

With front aspect UPVC double glazed French doors and windows to sides, wood panelled ceiling, tiled floor, vertical radiator, motion sensor lighting, rear aspect UPVC double glazed door to garden, doors to reception hall and master suite.

Reception Hall 8'8 x 8'7

With stairs to first floor and storage space under, side aspect double glazed window, understairs store cupboard, coved ceiling, tiled floor, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, corner wash hand basin with tiled splashback, tile effect laminate flooring, coved ceiling, radiator.

Open Plan Living Space 27'1 x 23'10 (max points)

Comprising Living Room, Study & Dining Areas with oak flooring throughout: Study Area with side aspect UPVC double glazed window, Living Room Area with side and front aspect UPVC double glazed windows and garden views, central chimney breast with inset cast iron log burner open on both sides to living and dining areas, fitted shelving unit, three radiators, Dining Area with side aspect UPVC double glazed window looking onto patio and garden, UPVC double glazed French doors to garden room, opening through to kitchen.

Kitchen 12'2 x 8'11

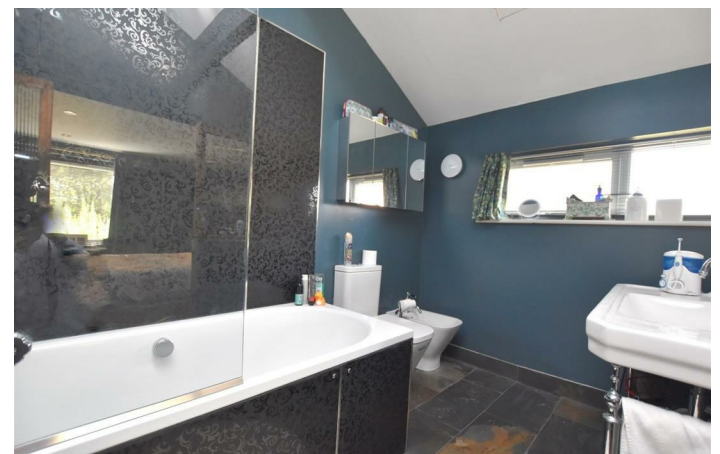
With rear aspect UPVC double glazed window and garden view, granite and solid oak worktops, large ceramic sink with mixer tap over and drainer to granite worktop, four ring gas hob. Bosch double electric oven, fitted Neff dishwasher, space and plumbing for American style fridge/freezer, oak flooring, breakfast bar, radiator, range of store cupboards and drawers, open doorway to utility room.

Utility Room 6'3 x 5'7

With UPVC double glazed back door to garden, solid wooden worktops, wall-mounted store cupboard, space and plumbing for washing machine and tumble dryer, wall-mounted Potterton gas-fired boiler, oak flooring, radiator.

Garden Room 13' x 7'10

With slate tiled flooring, front and side aspect UPVC double glazed windows looking onto garden, UPVC double glazed French doors to patio, recently replaced insulated roof with rubber finish.



Master Suite 16'8 x 14'8

With heat exchange ventilation system, tiled floor to entrance to suite and carpet to bedroom area, heating control panels, consumer unit, vertical radiator, front aspect UPVC double glazed window, recessed downlighters, bedroom area opening to en suite bathroom with wood framed frosted panels for privacy.

En Suite Bathroom

With feature vaulted ceiling, UPVC frosted double glazed window, panelled bath with rainfall shower head and separate hand-held attachment and screen over, 'aquaboarding' to walls over, WC, bidet, large wash hand basin with mixer tap over, slate tiled flooring with underfloor heating, extractor vent.

First Floor:

Galleried Landing

With Velux window, loft hatch and fitted loft ladder, shelved linen cupboard, double airing cupboard housing pressurised hot water system, sun pipe, radiator.

Bedroom 14'6 x 13'6

With side aspect UPVC double glazed window and garden view, range of fitted floor to ceiling wardrobes to one wall, three wall light points, vertical radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, fully tiled shower cubicle, wash hand basin with mixer tap over and drawers under, WC, bidet, chrome effect heated towel rail, tiled floor and part-tiled walls, wall light point, coved ceiling.

Bedroom 12'4 x 11'4

With front aspect UPVC double glazed window with garden view, side aspect high level UPVC double glazed window, coved ceiling, radiator.

Bedroom 13'10 x 9'9

With feature vaulted ceiling (some restricted head height), Velux window, front and rear aspect UPVC double glazed windows, radiator.

Bedroom 12' x 8'9

With front aspect UPVC double glazed French doors opening to Juliet balcony with view over garden, coved ceiling, radiator.



Family Bathroom 9'9 x 8'7 (max)

With UPVC frosted double glazed window, freestanding bath with floor-standing mixer tap over, fully tiled shower cubicle, pedestal wash hand basin with mixer tap over, WC, slate tiled floor and part-tiled walls, coved ceiling, chrome effect heated towel rail.

Outside:

The property is set on a substantial plot with wraparound gardens and a large driveway, The gated driveway is laid to beach shingle and offers off-road parking space for multiple vehicles as well as a timber frame twin car port to one side; there is also a useful outside tap by the front entrance. The gardens extend to the front, side and rear, laid mostly to lawn with mature shrub borders, rose beds and large trees affording a high degree of privacy. To the rear of the property you will find a garden shed (12'5 x 9'2) set on a concrete base, an outdoor sauna, water butt, tap, power points and a paved patio area. There is also a large fruit and vegetable patch, a sizable log cabin (12'1 x 12'1, with power and light, currently used as a home gym), and a hardstanding and log store area to the back corner. A further paved patio area is located next to the garden room, having a timber frame pergola and outdoor power points.

Agent's Note:

Please note, the property is not connected to mains drainage.





Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.