



Bartholomew Lane

Hythe CT21 4BX

- Well Presented Period Cottage
 - Generous Rear Garden
- Spacious Living/Dining Room
 - Modern Fitted Bathroom
- Much Character & Charm
 - Two Bedrooms
- Kitchen With Integrated Appliances
 - Short Walk To Saltwood Village

Asking Price £280,000 Freehold





Mapps Estates are delighted to bring to the market this charming two bedroom period cottage located a short walk from Saltwood village. Presented in excellent order throughout, the well-proportioned accommodation comprises a front porch, a spacious living room/diner, a modern fitted kitchen with integrated appliances, two bedrooms and a bathroom. To the rear is a generous and attractive garden which the current owners have had relandscaped for low maintenance. Being sold with the added benefit of no onward chain, an early viewing of this delightful home comes highly recommended.

Situated in a highly desirable location, within a short walk of the centre of Saltwood with its village green, local shop, public house, Michelin-star restaurant, historic church and castle. The Cinque Ports town of Hythe is only a short drop down the hill. and is well served with supermarkets, including Waitrose, Sainsbury's & Aldi stores, and enjoys a vibrant High Street with a range of independent shops, boutiques, cafes, and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket, and squash clubs, together with the Hotel Imperial Leisure Centre and two golf courses. There are two excellent primary schools within walking distance of the property, and Brockhill Performing Arts College is only a little further. Both boys' and girls' grammar schools are also available in nearby Folkestone. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car, with high speed rail services available from Folkestone West station (approximately 15 minutes by car), offering regular fast services to London St. Pancras in approximately 50 minutes journey time.

Ground Floor:

Entrance Porch

With UPVC front door with inset frosted double glazed window and window to side, fitted doormat, recessed downlighter, opening through to living/dining room.

Living/Dining Room 21'10 x 10'11

With front and rear aspect UPVC double glazed windows, two radiators, recessed downlighters, cupboard housing electric meter, cupboard housing consumer unit, heating thermostat, wood effect laminate flooring, staircase to first floor, open doorway to kitchen.

Kitchen 10'8 x 6'10

With a range of matching Shaker style store cupboards and drawers, wood effect rolltop worksurfaces and upstands, inset single drainer stainless steel sink with mixer tap over, inset four ring gas hob with electric over under and extractor canopy over, space and plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, wood effect laminate flooring, recessed downlighters, side aspect UPVC double glazed window, UPVC double glazed back door opening to the garden. cupboard housing wall-mounted gas-fired combination boiler.

First Floor:

Landing

with hatch to loft space, recessed downlighters, doors to bedrooms and bathroom.

Bedroom 11'2 x 10'9 (max points)

With front aspect UPVC double glazed window, recessed downlighters, radiator.

Bedroom 10'11 x 5'3

With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, radiator.

Bathroom 6'6 x 5'11

A modern white suite comprising shower bath with central mixer tap, rainfall shower and shower screen over, WC, wash hand basin with mixer tap over and store cabinet under, tiled flooring, mostly tiled walls. UPVC frosted double glazed window, chrome effect heated towel rail.

Outside:

The property is approached via steps up from street level leading to the front entrance which has an outdoor wall light, the front garden being laid to pea shingle and planted with shrubs and hedging. The generous rear garden has been hard landscaped for low maintenance, with a paved patio area laid to Indian sandstone, a rear terrace laid to decking, and a raised border running the length of the garden to one side and laid to gravel. There are outdoor power points and a tap, and a side gate accesses a right of way across neighbouring property; please note there is no right of way across the garden of no.36.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(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.