



37 Castle Road Saltwood Hythe Kent CT21 5HL
Guide £1,100,000

colebrooksturrock.com





37 Castle Road

Saltwood Hythe CT21 5HL

An exceptional property close to village amenities and commuting services.

Situation

Enjoying a peaceful position within walking distance from the centre of both Saltwood and Hythe, giving access to many restaurants, pubs, shops and the seafont.

A family friendly location with easy access to Eaton Lands fields and the streams and lakes at Brockhill Country Park.

There are a number of high performing primary schools within the area as well as boys and girls grammar schools.

Commuting services are excellent if required with High Speed services to London St Pancras in under an hour from nearby Folkestone West station and the Channel Tunnel is nearby with Eurotunnel services available from Ashford International.

The Property

An exceptional home designed and decorated to exacting standards of elegant proportions.

Full of interest with great function and in equal measure the traditional features compliment contemporary influences of recent improvements.

The property has been extended and has been continually maintained and upgraded during the current period of ownership.

The spacious entrance hall leads through to a superbly equipped bespoke kitchen with a large centre island and integral appliances. This space is open plan and incorporates a dining/family area at one end with a wood burning stove and doors opening out to the south west facing rear terrace.

There is an adjoining sitting room, separate family room and music room and the benefit of a well equipped utility room and shower beyond.

Rising to the first floor there are four double bedrooms, two offering access to a full length balcony overlooking the gardens, one with en-suite facilities, the other with a dressing room, and a family bathroom.

The master suite is on the second floor enjoying its own balcony and en-suite facilities.

Outside

The property is approached by a cobbled driveway with parking and turning for several cars. there is also a garage.

The west facing rear gardens have been expertly landscaped with a large paved terrace equipped for outside dining and sun bathing and beautiful lawned gardens beyond with a vegetable patch and space for chickens if required.

Services

We understand all main services are available.

There is a ground source heat pump system providing both heating and hot water to the property and solar panel installation providing electric to the house.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



To view this property call Colebrook Sturrock on **01303 260666**

Current Council Tax Band: G

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

37 Castle Road, Saltwood, Hythe



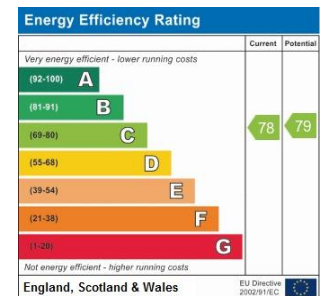
Ground Floor = 127.4 sq m / 1371 sq ft

First Floor = 113.6 sq m / 1222 sq ft

Second Floor = 87.7 sq m / 944 sq ft

Approximate Gross Internal Area
(Excluding Garage) = 328.6 sq m / 3537 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 344.3 sq m / 3706 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID775977)



The Green, Saltwood, Hythe, Kent, CT21 4PS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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