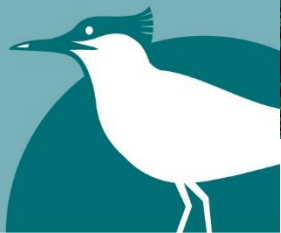




Dellfield Sandling Road Sandling Kent CT21 4HG  
£875,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# Delfield

Sandling Road Sandling CT21 4HG

**A detached family house in a picturesque setting within substantial gardens of approximately half an acre.**

## Situation

Nestled in a tranquil semi-rural setting, Delfield is amongst a selection of impressive detached properties which are enveloped by fields and open countryside creating a sense of serenity and tranquility. Saltwood village exudes timeless charm with its pretty green, welcoming village hall, local store, delightful restaurant, and enchanting church.

Families benefit from proximity to two primary schools and Brockhill Performing Arts College, as well as easy access to esteemed Grammar Schools in Folkestone. Nearby, the bustling market town of Hythe provides a vibrant High Street adorned with independent shops, cafes, and restaurants, alongside practical amenities including supermarkets like Waitrose and Sainsbury's.

Sports and leisure enthusiasts can indulge in various activities, from sailing and tennis to cricket and golf, with options for fitness and relaxation at the Hotel Imperial Leisure Centre.

Nature lovers can explore numerous footpaths, bridleways, and the beautiful Brockhill Country Park. Convenient transportation options include Sandling railway station (3 minutes walking distance), the M20 motorway, Channel Tunnel Terminal, and Dover ferry port, facilitating swift connections to London and beyond.

## The Property

An exceptional opportunity presents itself with Delfield, a coveted family residence gracing the market for the first time in over half a century. Constructed in 1923, this timeless abode occupies a generous half-acre plot, ideally positioned just a short stroll from Sandling railway station. While

presenting itself for a touch of modernisation, the extensive grounds offer ample scope for expansion and enhancement.

Entering through a glazed vestibule, one is welcomed into a central hallway granting access to all quarters. The frontage hosts a versatile space, adaptable as either a study or fifth bedroom, while adjoining reception rooms boast dual aspects, spanning seamlessly from front to rear. Adorned with an open fireplace, the sitting room transitions gracefully to a petite terrace overlooking the sprawling gardens. The kitchen features integrated appliances and connects to a pantry, alongside a convenient cloakroom and utility area.

Ascending upstairs reveals four bedrooms, complemented by a family bathroom and separate cloakroom.

## Outside

Set back from the road, this property boasts both a parking bay and separate single detached garage, providing convenient off-road parking.

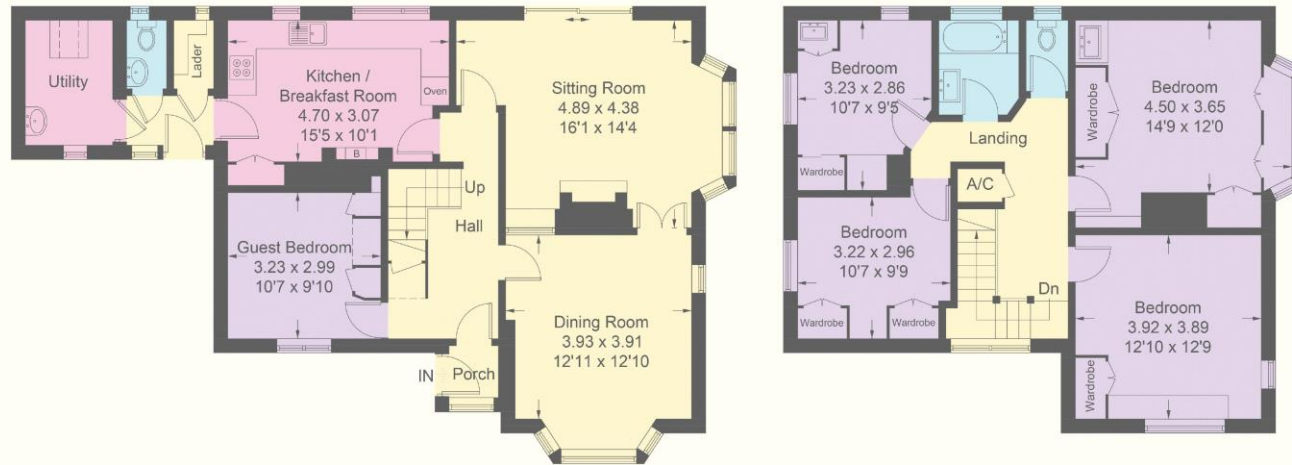
The front garden is adorned with mature trees and hedging, offering a sheltered ambiance. Expansive lawns encircle the residence, complemented by well tended flower beds and a variety of trees and shrubs shelter the side and rear.

A charming pathway meanders alongside gently sloping lawns, leading to a delightful summer house complete with a patio, power supply, and lighting (not presently used).



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

# Dellfield, Sandling Road, Hythe



Approximate Gross Internal Area = 164.2 sq m / 1767 sq ft  
 Outbuildings = 35.5 sq m / 382 sq ft  
 Total = 199.7 sq m / 2149 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. (ID1074094)



## Services

Main services of water, gas and electric are connected with cesspool drainage.

## Declaration of Interest

Under the Estate Agents Act 1979 we have a duty to inform any potential purchasers of this property that the Vendor is a Director of Colebrook Sturrock.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: G

EPC Rating: E

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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