



14 Harpswood Lane Hythe Kent CT21 4BH
Guide £585,000

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14 Harpswood Lane

Hythe Kent CT21 4BH

An attractive detached bungalow in a much sought after location.

Situation

Saltwood is located immediately to the north of Hythe on the high land over the Romney Marsh. The village continues to be centered around its picturesque Green where numerous roads converge and a selection of amenities are available including a local store, Michelin star restaurant, public house, village hall and Parish Church of St Peter and St Paul. Nature enthusiasts will delight in the abundance of footpaths, bridleways, and Brockhill Country Park, offering scenic routes for horse riding, dog-walking, and organised outdoor activities.

The bustling town of Hythe, featuring a lively high street, four supermarkets and a variety of independent shops and restaurants, is also easily accessible.

Transport links are well catered for with a bus service running through the centre of the village, Sandling railway station and Folkestone West providing links to the High Speed rail service to London St. Pancras, access to the M20 motorway and Eurotunnel in Cheriton provides easy access to France and the Continent.

The Property

Harpswood Lane features a collection of charming detached bungalows set on a peaceful side road. Built around 1970 by local builders Charliers, this property has seen significant upgrades over the past decade including a new bathroom suite, modern kitchen units, a roof light in the sunroom, and a spacious paved driveway.

The property layout is well designed, with a side entrance leading to an inviting vestibule and hallway that naturally separates the bedrooms from

the living areas. The L-shaped lounge/dining room, accessible through glazed double doors, boasts dual aspects and patio doors opening into the garden, with a fitted gas fire as the focal point. The kitchen is equipped with shaker-style units, integrated appliances, and a return worktop.

Beyond the kitchen lies a sunroom, perfect for relaxing. A long hallway with fitted cupboards leads to three bedrooms, a bathroom, and a separate cloakroom, providing ample space and comfort for family living.

Outside

The property is set back from the road, featuring a paved driveway that offers ample off road parking for several vehicles and access to a single garage. A wrought iron gate opens to the side and rear gardens, which enjoy a delightful outlook over school playing fields from a slightly elevated position.

The garden is enclosed with close panel fencing for added privacy and includes a variety of plants arranged along the borders and main lawn. Behind the sun lounge, there is a pergola, and a side patio area provides additional seating space. A useful garden shed is also located to the side.

Services

We understand all main services are available

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**



Total Approximate Area = 1360 sq ft / 126.3 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 1531 sq ft / 142.1 sq m

For identification only - Not to scale

Tenure
Freehold

Current Council Tax Band: E

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		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1146865



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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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