



Rest Harrow Sandling Road Saltwood Hythe CT21 4QN
Guide £995,000

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Rest Harrow

Sandling Road Saltwood Hythe CT21 4QN

Situated in a highly desirable location is this handsome detached family home on a large plot offering versatile accommodation.

Situation

Saltwood is located immediately to the north of Hythe on the high land over the Romney Marsh. The village continues to be centred on 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. Schooling is well catered for with a respected local primary school and Brockhill Park Performing Arts College. The market town of Hythe is nearby with a wider choice of shopping facilities and amenities within its high street, four supermarkets and a choice of recreational facilities and amenities associated with a coastal town. 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 and access to the M20 motorway offers road links to the motorway network.

The Property

Rest Harrow is an impressive, detached family home set back from the road on a plot exceeding half an acre. Despite its unassuming exterior, the accommodation is deceptively spacious, arranged over two floors, and complemented by a two-story extension and integrated double garage. The interior offers versatile and adaptable living spaces, beginning with a wide and inviting hallway. The spacious sitting room benefits from a dual aspect and a delightful outlook across the front garden. A second reception room, used as a formal dining

room, is accessible from a small inner hallway that also leads to a rear vestibule and utility room. The kitchen features a range of integrated appliances, a central island, and granite countertops. Adjacent to the kitchen is a cosy snug with a front-facing view, which can also serve as a study. At the rear of the ground floor is a useful separate cloakroom and a bedroom with an en-suite shower facility. A split-level staircase ascends to the first floor, revealing four additional bedrooms and two bathrooms. The main bedroom connects to a separate room and storage area with access to the eaves. The property benefits from gas central heating and is supplemented by solar panels. While Rest Harrow exudes character and charm, it would benefit from some updating and modernisation.

Outside

Set on a plot exceeding half an acre, approached by a lengthy driveway and secured by a five-bar gate, Rest Harrow boasts a detached single garage and ample parking space. Strategically located for privacy and seclusion, the property is set back from the road, surrounded by well-maintained borders, with an appealing landscaped lawn and natural front garden. The double integral garage features a roller electric door and rear access. Additionally, a side gate leads to an elevated lawned garden, adorned with a variety of plants, shrubs, and bushes, further enhancing the property's privacy and seclusion.

Services

We understand all main services are available.



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

Total Approximate Area = 2571 sq ft / 238.8 sq m
 Limited Use Area(s) = 238 sq ft / 22.1 sq m
 Garages = 677 sq ft / 62.8 sq m
 Total = 3486 sq ft / 323.7 sq m
 For identification only - Not to scale

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

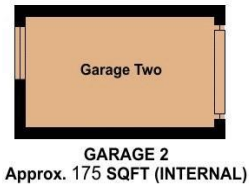
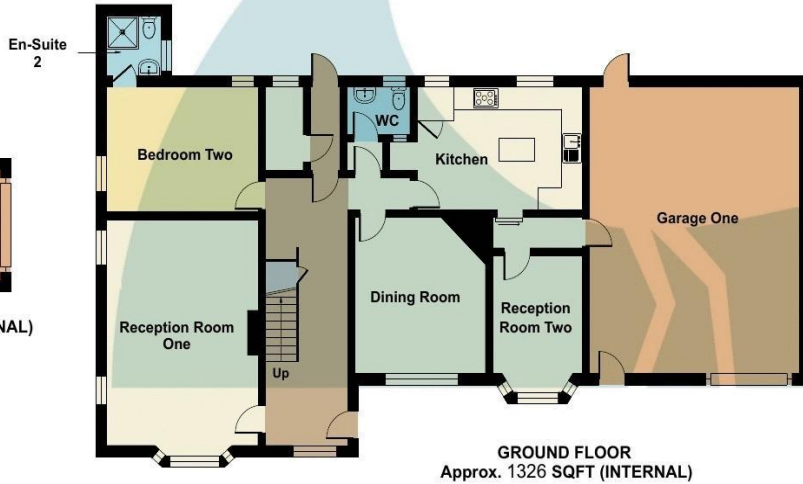
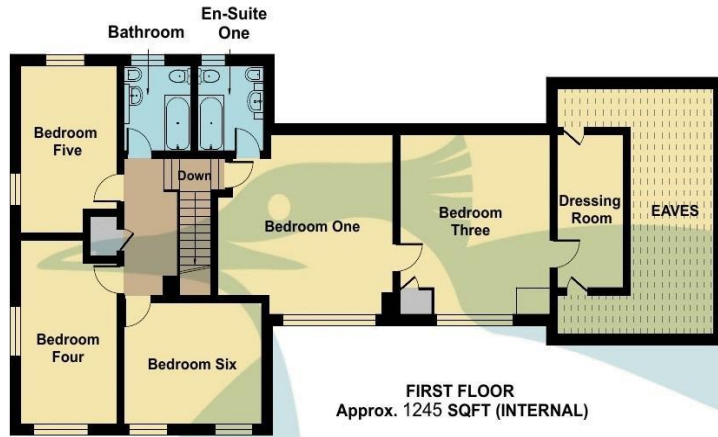
EPC Rating: B

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.



Denotes restricted head height



- Reception Room One**
20'10 x 13'11 (6.35 x 4.25)
- Reception Room Two**
12'2 x 7'11 (3.70 x 2.41)
- Kitchen**
15' x 10'11 (4.56 x 3.32)
- Dining Room**
13'11 x 12' (4.23 x 3.65)
- Garage One**
25'5 x 19'3 (7.75 x 5.88)
- Garage Two**
17'9 x 9'10 (5.41 x 3.00)
- Bedroom One**
16'10 x 16' (5.13 x 4.88)
- Bedroom Two**
13'9 x 10'11 (4.18 x 3.33)
- Bedroom Three**
15'8 x 14'7 (4.78 x 4.45)
- Bedroom Four**
16'9 x 9'4 (5.10 x 2.85)
- Bedroom Five**
15'5 x 9'5 (4.69 x 2.86)
- Bedroom Six**
13'3 x 11'1 (4.04 x 3.38)
- Dressing Room**
13'7 x 6'2 (4.14 x 1.89)
- Bathroom**
8' x 6'3 (2.44 x 1.91)
- En-Suite One**
8' x 6'6 (2.44 x 1.97)
- En-Suite Two**
5'8 x 5'1 (1.73 x 1.55)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1177580



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The Green, Saltwood, Hythe, Kent, CT21 4PS
 t: 01303 260666
 saltwood@colebrooksturrock.com

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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