



2 Old Saltwood Lane Saltwood Kent CT21 4AL
Offers over £400,000

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2 Old Saltwood Lane

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A charming two bedroom semi detached cottage with surprisingly generous accommodation in the heart of Saltwood Village.

Situation

Number Two is located in the quiet backwater of Old Saltwood Lane in the heart of Saltwood village just moments from the village green, bus stop and local shop. There are two excellent primary schools as well as the Brockhill Park Performing Arts College nearby. The coastal town of Hythe boasts a vibrant high street with independent shops and restaurants, while supermarkets like Waitrose and Sainsbury's ensure convenience. Sports and leisure activities abound, from sailing and tennis to golf and hiking in Brockhill Country Park.

Commuting services are excellent with High Speed rail links to London St. Pancras available via nearby Sandling Station and mainline Folkestone West Station. The M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

Nestled in a secluded spot away from the main road, this tastefully presented character semi-detached cottage offers a surprisingly spacious interior.

The existing entrance porch is presently used as an alcove for a computer and connects to an open plan living/dining room, with pleasant outlook across the front garden, and is completed with a central open fireplace and wood flooring.

The spacious modern kitchen/breakfast room boasts white contemporary units, generous work tops, a breakfast bar, and integrated appliances including a gas hob, oven, and small wine cooler, with a stable door connecting to the garden. A well

appointed shower/wet room/wc with storage cupboards completes the ground floor.

Upstairs there are two double bedrooms, both with fitted wardrobes, with the master bedroom featuring an en-suite wc/dressing area.

Outside

The front approach offers paved parking with two off road spaces leading to a small timber garage with windows and double doors. Opening up beyond high panel fencing and a latch gate is an enclosed garden, featuring a front lawn and inviting paved seating areas for relaxation..

Services

We understand all main services are connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

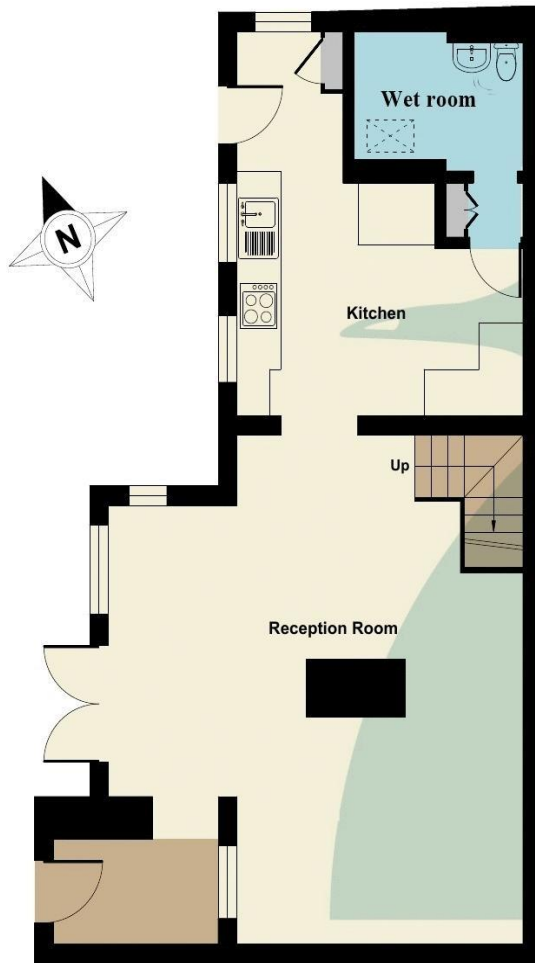
EPC Rating: D

Agents Note

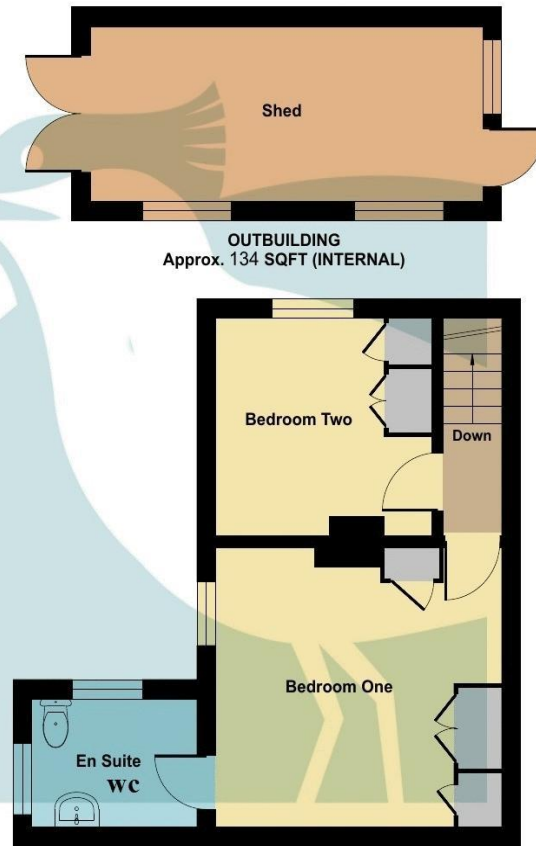
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



GROUND FLOOR
Approx. 633 SQFT (INTERNAL)



FIRST FLOOR
Approx. 330 SQFT (INTERNAL)

Total Approximate Area = 1097 sq ft / 101.9 sq m (includes Outbuilding)

For identification only - Not to scale

Reception Room
21'10 x 18'9 (6.65 x 5.72)
Kitchen
16'6 x 12'11 (5.03 x 3.94)
Bedroom One
13'1 x 11'11 (3.99 x 3.63)
Bedroom Two
10'4 x 9'6 (3.15 x 2.90)
Wet room
7'8 x 6' (2.34 x 1.83)
En Suite wc
7'8 x 5'7 (2.34 x 1.70)
Shed
17'9 x 7'6 (5.41 x 2.29)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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). © nitchecom 2024.
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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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