



20 Old Saltwood Lane Saltwood Hythe Kent CT21 4AL

Guide £350,000

colebrooksturrock.com





20 Old Saltwood Lane

Saltwood Hythe Kent CT21 4AL

A delightful inner terrace cottage, lovingly restored and nestled in the heart of the village.

Situation

Number twenty is nestled in the tranquil enclave of Old Saltwood Lane at the heart of Saltwood village, just a stone's throw from the village green, bus stop, and local shop.

Within close proximity lie two outstanding primary schools and the esteemed Brockhill Park Performing Arts College.

For amenities, the coastal town of Hythe offers a bustling high street adorned with independent shops and restaurants, complemented by the convenience of supermarkets such as Waitrose and Sainsbury's. Outdoor enthusiasts can revel in a plethora of sports and leisure activities, ranging from sailing and tennis to golfing and hiking in the scenic Brockhill Country Park.

For commuters, transportation options are abundant. Nearby Sandling Station provides High Speed rail links to London St. Pancras, while Folkestone West Station serves as a mainline hub. The M20 motorway offers seamless access to the wider Kent region, and Eurotunnel in Cheriton facilitates connections to the Continent.

The Property

No 20 comprises a Victorian inner terrace cottage in a row of six similar style properties and has been refurbished by its current owners into a charming, modern residence, all while preserving its original character.

The ground floor seamlessly flows from front to back featuring open plan sitting and dining area with a side staircase. The central feature remains the exposed brick fireplace with a wood burning stove complimented by Amtico flooring, Farrow and Ball decorations and double glazed sash windows.

Towards the rear a galley kitchen with matching wall and base units benefit from integrated cooking appliances well served with natural light from the window and glazed doors to the garden.

The inner hallway leads to a ground floor cloakroom with matching three piece suite, whilst upstairs benefits from two double bedrooms with the master suite benefiting from in-built wardrobe space.

Noteworthy exterior enhancements encompass the renewal of the rendering and roof, alongside the addition of loft insulation and boarding, providing extra storage space.

Outside

The property is approached via a small walkway with wrought iron gate to enclosed courtyard front whilst the rear also benefitting from new fencing and Sandstone paved garden includes an outside studio with power, lighting and internet connection constructed in 2023 with bi-folding doors.

A pedestrian right of access extends across the rear.

Services

We understand all mains 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 = 659 sq ft / 61.2 sq m
Outbuildings = 84 sq ft / 7.8 sq m
Total = 743 sq ft / 69 sq m
For identification only - Not to scale

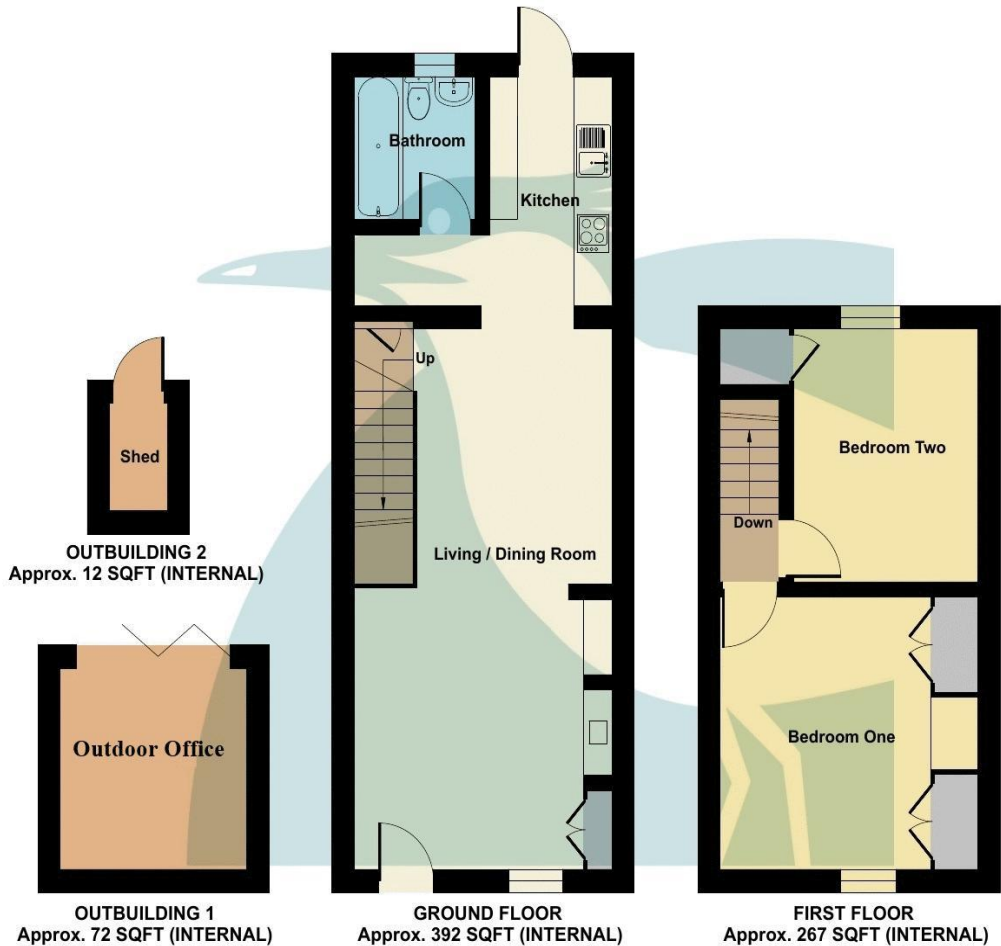
Tenure
Freehold

Current Council Tax Band: C

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.



Living / Dining Room
23' x 11'7 (3.54 x 7.01)

Kitchen
9'9 x 5'11 (2.97 x 1.81)

Bedroom One
11'10 x 11'9 (3.61 x 3.58)

Bedroom Two
10'8 x 8'8 (3.26 x 2.65)

Cabin
8'7 x 8'5 (2.61 x 2.56)

Shed
4'7 x 2'7 (1.40 x 0.80)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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). © nitchecom 2024.
Produced for Colebrook Sturrock 2014 Limited. REF: 1131976



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

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.

C2048 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Sandwich • Walmer