



1 Victoria Place Saltwood Hythe Kent CT21 4PY
Guide £435,000

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1 Victoria Place

Saltwood Hythe Kent CT21 4PY

A three bedroom spacious and extended period cottage just moments from Saltwood village green.

No Chain.

Situation

A spacious and extended character property, arranged over three floors forming part of a distinctive terrace of period cottages located in a quiet cul-de-sac backwater off Rectory Lane just moments from the village green and Medieval Church. Other amenities within the village include a local shop, Michelin Star restaurant and Saltwood primary school. Brockhill Park Performing Arts College offers secondary is also a short walk away. Brockhill Country Park and the Cinque Port of Hythe featuring the Military Canal and Hythe's pebble beaches are within a couple of miles away. There are a number of pleasant walks in the surrounding countryside accessible from the property.

Commuting services are excellent with bus services and bus stop into Hythe, Ashford, Folkestone and Canterbury within a few minutes walk to the village green and High Speed rail links into London St Pancras are available via nearby Sandling station and mainline Folkestone West. The M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

This charming, period end of terrace cottage is located at the end of a row of six cottages, forming a small community.

The property offers off road parking with a private driveway that can accommodate multiple vehicles, as well as the added benefit of a detached garage. It is accessed via Victoria Place, an unadopted road leading off Rectory Lane, and has been extended both to the side and rear, creating a spacious,

character filled home with private wrap around gardens.

The entrance is reached through a picturesque front garden and opens into a welcoming entrance lobby and small hallway, which leads into the dining room. The dining room features stripped pine floorboards and a brick archway to the kitchen/breakfast room. A glazed door from this room opens into a delightful, double fronted living room, boasting triple aspect windows, ceiling beams, a brick fireplace and a log burner.

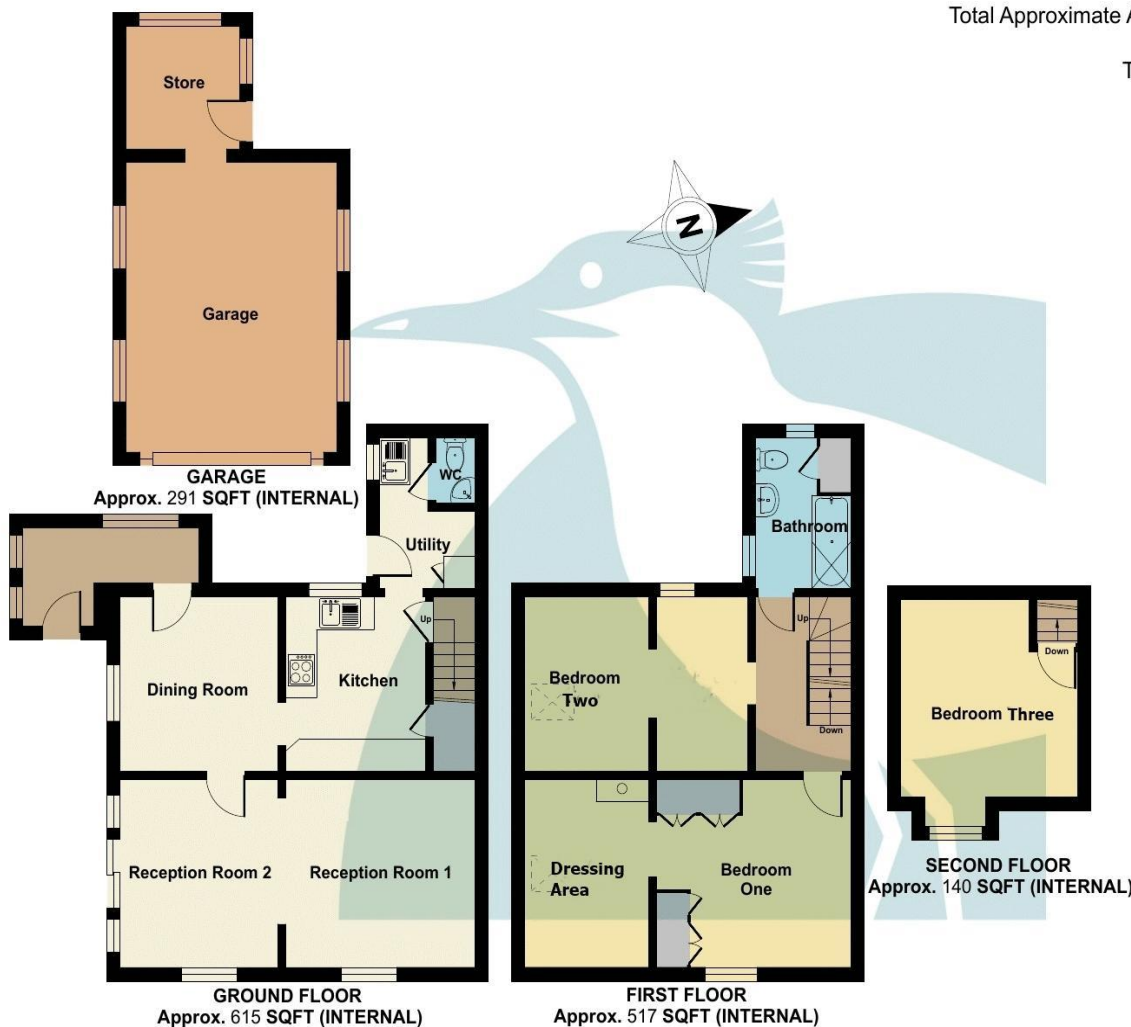
At the rear the kitchen/breakfast room is fitted with a country style pine kitchen, complete with matching cupboards, drawers and worktops. This leads to a separate utility room with garden access, a Belfast butler style sink, space and plumbing for a washing machine, and a cupboard housing the gas boiler. There is also a large pantry cupboard and an adjoining cloakroom with a WC.

On the first floor there is a small landing and two double bedrooms. The master bedroom offers pretty views over the village and towards the hills, and features built-in wardrobe cupboards. An adjoining dressing room, accessed through an archway, includes a vanity wash basin, Velux window, and under eaves storage. Also on this level is a modern bathroom with a white suite, a built-in airing cupboard, and double aspect windows overlooking the rear garden.

A third double bedroom is located on the second floor, accessed via a second staircase from the landing, and offers attractive views of the surrounding hills over the rooftops of the village.



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



Total Approximate Area = 1272 sq ft / 118.2 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale

Reception Room 1
12'9 x 11'11 (3.89 x 3.63)
Reception Room 2
12'7 x 10'11 (3.84 x 3.33)
Kitchen
10'6 x 9'4 (3.21 x 2.84)
Dining Room
10'5 x 10' (3.19 x 3.05)
Garage
17'4 x 13'5 (5.29 x 4.08)
Store
7'4 x 7'3 (2.24 x 2.20)
Bedroom One
12'3 x 11'6 (3.73 x 3.50)
Bedroom Three
11'10 x 10'10 (3.61 x 3.30)
Dressing Area
11'3 x 7'7 (3.42 x 2.32)
Bedroom Two
10'6 x 8'1 (3.20 x 2.46)
Bathroom
9'5 x 5'11 (2.87 x 1.81)
WC
4'5 x 2'6 (1.34 x 0.76)
Utility
9' x 11' (3.89 x 3.63)

Outside

The front garden is approached up a couple of steps and has a pretty front path which extends around to the rear of the cottage. The garden has a pretty lawned area with some raised flower beds and small trees. There is off road parking and access to a detached garage which has a workshop to the rear. The rear garden is paved for easy maintenance and offers a private area in which to relax. There are also some raised flower beds with small outbuilding/store room. There is also a gate giving right of way to the neighbouring cottage.

Services

We understand all main services are installed.

Local Authority

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

Tenure

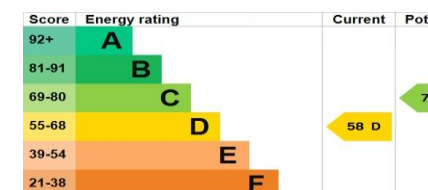
Freehold

Current Council Tax Band: D

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1330030

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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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