



26 Grange Road Saltwood Kent CT21 4QS
Guide £575,000

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26 Grange Road

Saltwood Kent CT21 4QS

A very attractive modern link detached home in a village location enjoying an open aspect with views to local countryside and adjoining farmland across to Saltwood Church.

Situation

An extremely well located home in a peaceful road overlooking pretty local countryside and farmland to the front and yet just a short level walk to village amenities including the high performing village primary school and Brockhill Park Performing Arts College which is also close by.

Commuting services are excellent if required with High Speed rail links from nearby Sandling Station into London St. Pancras on HS1 in under an hour.

The M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

A three bedroom link detached home enjoying a prime village location in a peaceful road. The accommodation is light and airy and enjoys good sized bedrooms.

A spacious entrance hall with a cloakroom leads to a sitting room beyond with a fireplace and doors that open onto the manageable rear garden.

There is a generous kitchen/dining area with a range of fitted units with views to the front towards local farmland and side access to the garden.

Rising to the first floor there are three good sized bedrooms and a family bathroom.

Outside

The property is approached by a driveway leading to a garage and the front gardens are laid to lawn with beautifully planted flower and shrub borders.

The rear garden is a manageable size and is laid to lawn with a patio area and mature planting.

The property benefits from planning permission for the erection of a single storey front, side and rear extensions together with the erection of a two storey side extension. Planning Reference No. 20/0260/FH

Services

We understand all main services are available.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

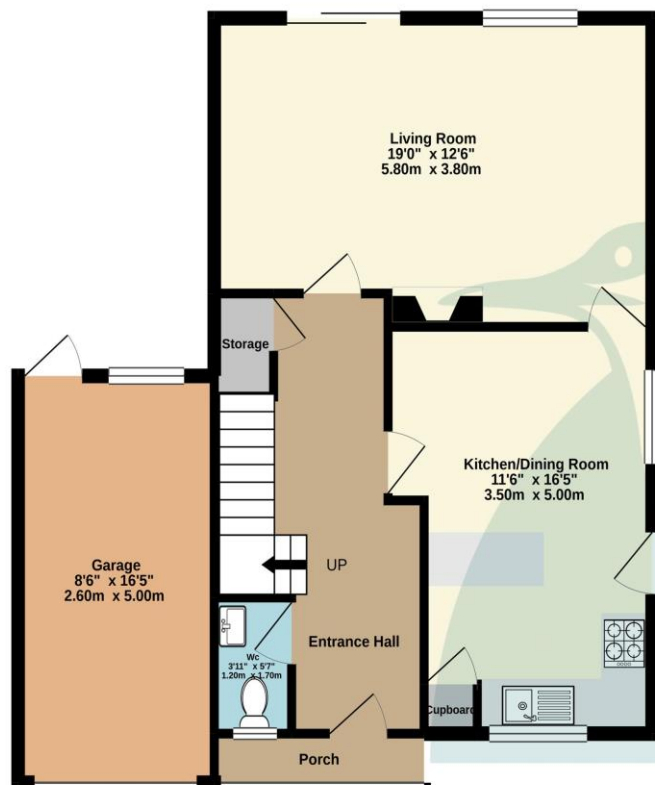
Agents Note

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.

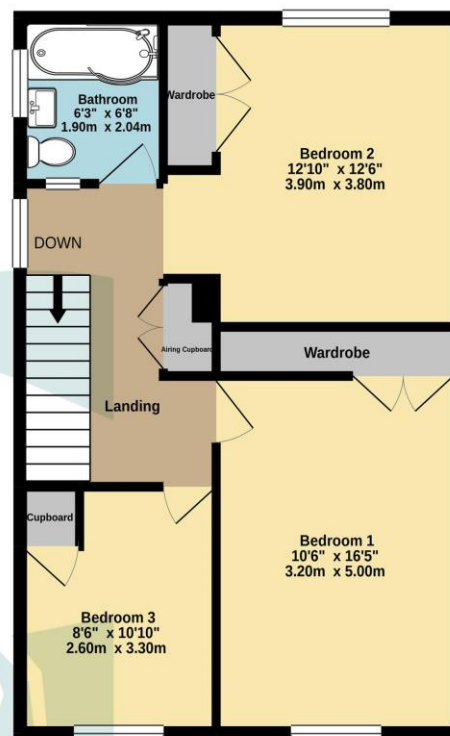


To view this property call Colebrook Sturrock on **01303 260666**

Ground floor
703 sq.ft. (65.3 sq.m.) approx.

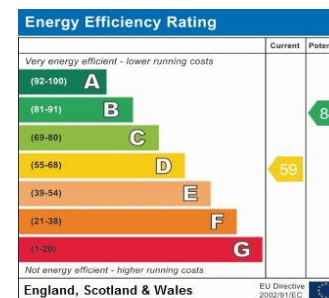


1st floor
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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