



Little Close School Road Saltwood Hythe Kent CT21 4QB
Guide £599,000

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Little Close

School Road, Saltwood, Hythe, CT21 4QB

A handsome well located family home in the heart of the village with generous gardens, ground floor extension and no onward chain.

Situation

Saltwood is a picture-perfect village which features a pretty green, a welcoming village hall, a local store, a delightful restaurant, and an enchanting church, all contributing to its timeless appeal. Families seeking excellent education options have two primary schools within a short walk, while Brockhill Performing Arts College also lies in close proximity, along with two highly regarded Grammar Schools situated in Folkestone. A short drive away, the market town of Hythe awaits, with a variety of independent shops, boutiques, charming cafés, and inviting restaurants. Four supermarkets, including well-known names like Waitrose and Sainsbury's, cater to the practical needs of residents. Saltwood and its surroundings offer a wealth of sports and leisure activities including sailing, tennis, squash, cricket, and bowls clubs. There is an abundance of footpaths, bridleways, and Brockhill Country Park, offering scenic routes nearby. With excellent commuting links, Saltwood ensures convenient access to various destinations. The M20 motorway junction (Junction 11) lies a mere 1.8 miles away, while the Sandling mainline railway station is less than 1 mile from the village. For swift travel to London, the High-Speed Link is accessible from both Folkestone (5 miles) and Ashford (11.5 miles), with journey times to St Pancras estimated at around 53 and 38 minutes, respectively.

The Property

Offered for the first time in nearly half a century, Little Close is a charming semi-detached home set on the former grounds of Bullaceton. With its classic

brick and tile-hung elevations beneath a pitched tile roof, this well-maintained property combines timeless character with thoughtful modern updates. Extended to the rear in 2006, the home offers versatile living across two floors. The ground floor features a welcoming entrance vestibule, central hall, front-facing living room flowing into a dining area, and a spacious kitchen/breakfast room with integrated appliances which in turn opens to a practical and spacious utility room. Additional ground floor highlights include a separate reception room, a useful study area, and a cloakroom which adds to its flexibility. Upstairs, are three bedrooms which benefit from fitted wardrobes or cupboard space, complemented by a modern family bathroom with a separate shower. Additional features include gas central heating, double glazing, and no onward chain, ensuring a smooth move for the next owner. A rare opportunity to own a much-loved home with history, space, and comfort in equal measure.

Outside

Externally, the property is approached via a shared access with right of way and offers ample off-road parking and a single garage with electric roller door, power and lighting. The property is set back from the road with a lawned garden and mature hedging providing a degree of privacy and seclusion. A side gate provides access to the highlight of this house with a superb generous sized garden enjoying a variety of established planting, shrubs, bushes and trees creating a tranquil setting. For added convenience there are two garden sheds, summerhouse and a greenhouse.



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

Total Approximate Area = 1483 sq ft / 137.7 sq m (includes garage)

For identification only - Not to scale

Services

All main services are understood to be connected.

Local Authority

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

Tenure

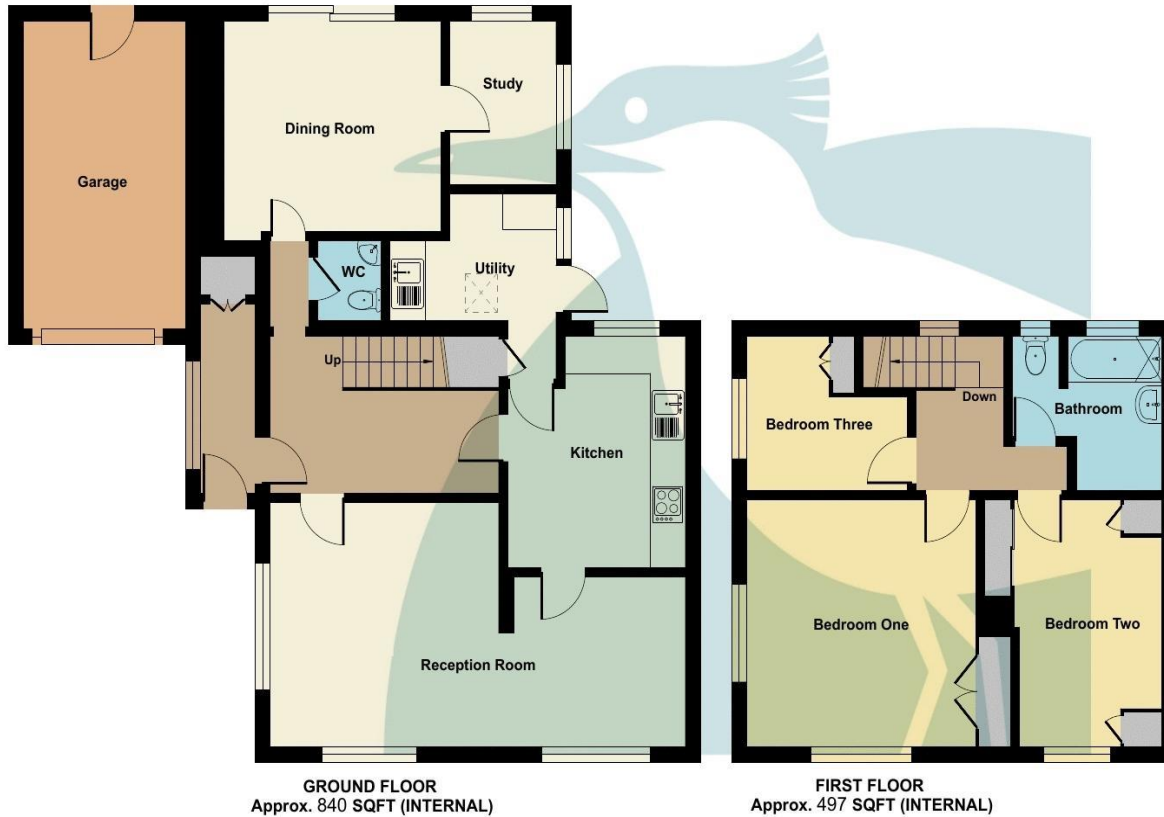
Freehold

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.



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|-----------------------|----------------------------|
| Reception Room | 23'1 x 12'10 (7.03 x 3.90) |
| Dining Room | 12' x 11'7 (3.67 x 3.52) |
| Study | 8'7 x 6' (2.62 x 1.82) |
| Kitchen | 12'1 x 10'4 (3.68 x 3.16) |
| WC | 4' x 3'5 (1.24 x 1.07) |
| Garage | 16'2 x 9' (4.93 x 2.75) |
| Bedroom One | 13' x 12'9 (3.95 x 3.88) |
| Bedroom Two | 12'11 x 9'10 (3.94 x 2.99) |
| Bedroom Three | 8'11 x 8'5 (2.72 x 2.56) |
| Bathroom | 8'4 x 8'2 (2.53 x 2.50) |
| Utility | 9'9 x 6'4 (2.96 x 1.94) |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1325387

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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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