



Fountain Stores The Green Saltwood Hythe Kent CT21 4PS
Guide £725,000

colebrooksturrock.com





Fountain Stores

The Green Saltwood Hythe CT21 4PS

Formerly Saltwood's village Post Office, this beautifully presented detached home blends character, history and modern family living in the heart of the village.

Situation

Occupying a central position within the heart of the ever popular village of Saltwood, this charming detached home was formerly the village Post Office, retaining a wealth of character whilst offering spacious accommodation for modern family living.

Just moments from the picturesque village green, residents enjoy easy access to the local shop, village hall, popular restaurant and historic church. Saltwood Primary School and the highly regarded Brockhill Park Performing Arts College are both within easy reach, making this an ideal location for families.

Excellent transport links include nearby Sandling and Folkestone West stations, providing High Speed services to London St Pancras, whilst the M20 motorway and Channel Tunnel terminal at Cheriton offer convenient access across Kent and into Europe.

The Property

Beautifully presented throughout, this attractive four bedroom detached home offers spacious and versatile accommodation whilst retaining charming reminders of its former life as Saltwood's village Post Office.

The ground floor is centred around an impressive open-plan kitchen, lounge and dining area with doors opening directly onto the rear patio, creating an excellent space for both everyday living and entertaining. In addition is a separate sitting room, a useful utility area, cloakroom and a fourth bedroom, offering flexibility for guests, home working or multi-generational living.

Upstairs are three generous double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, whilst the remaining bedrooms are served by a well-appointed family shower room.

Combining character features with modern finishes, the property has been lovingly maintained and is ready to move straight into.

Outside

The property enjoys a private frontage with a driveway providing off-road parking for multiple vehicles.

The enclosed front garden offers an excellent degree of privacy and features a versatile outbuilding, currently arranged as a bar and entertaining space, making it ideal for hosting family and friends or enjoying a relaxing evening.

To the rear a generous patio creates a low maintenance outdoor area, with ample space for outdoor furniture and potted planting. The outside space complements the generous accommodation perfectly, offering privacy, practicality and excellent areas to enjoy throughout the year.

Services

We understand all main 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**

Fountain Stores, The Green, Saltwood, Hythe



Tenure

Freehold

Current Council Tax Band: F

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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t: 01303 260666

saltwood@colebrooksturrock.com



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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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