



40 Bartholomew Lane Hythe Kent CT21 4BX
Guide £695,000

colebrooksturrock.com





40 Bartholomew Lane

Hythe Kent CT21 4BX

A stylish four storey period villa in a family friendly village close to local amenities.

Situation

An extremely well located semi detached period villa moments from Saltwood Green and local amenities as well as the high performing village primary school and Brockhill Performing Arts College.

Perfectly located for family activities with easy access to the fields and streams of Brockhill Country Park and nearby Eaton Lands.

Commuting services are excellent if required with High Speed rail services into London St. Pancras on HS1 in under an hour available from nearby Folkestone West Stations and connections from Sandling Station.

The M20 motorway provides a network to the remainder of Kent and Euro Tunnel in Cheriton offers connections to the Continent.

The Property

A handsome semi detached period villa in the heart of Saltwood village full of character and interest enjoying a blend of traditional features and more recent improvements.

The property has been continually maintained and upgraded and is decorated in soft modern Farrow and Ball colours.

The spacious entrance hall with painted floorboards throughout leads to an elegant drawing room with a beautiful bay window and fireplace. There is a second reception room beyond.

The well equipped kitchen, on the lower ground level, with integral appliances provides ideal family space and has the benefit of a useful study area and utility room.

Rising to the first floor there are three well proportioned bedrooms and a modern family bathroom.

Bedroom four is on the second floor and offers scope for bedroom use or alternatively provides space for those wanting to work from home.

Outside

The property is shielded from the road from mature laurel hedging and sits elegantly on its manageable sized plot.

There is a pretty front garden area which leads round to the rear courtyard style garden offering plenty of secure space to entertain and relax.

Services

We understand all main services are available.

Recently added solar panels provide heating for the hot water.

Local Authority

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

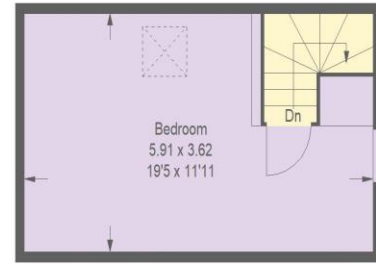
Tenure

Freehold

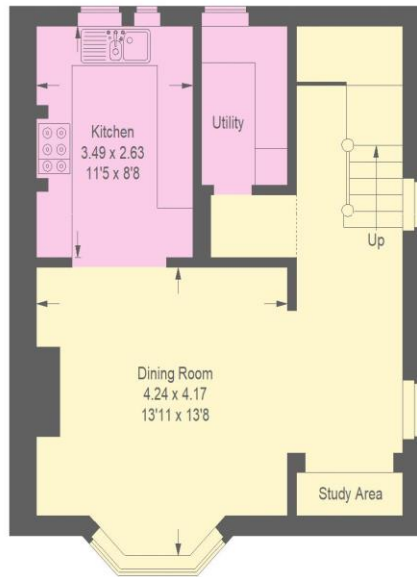


To view this property call Colebrook Sturrock on **01303 260666**

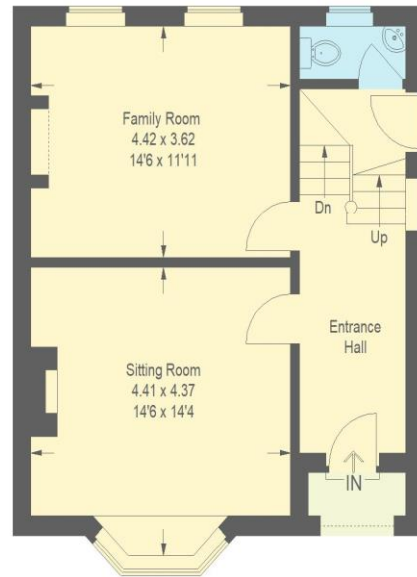
40 Bartholomew Lane, Saltwood, Hythe



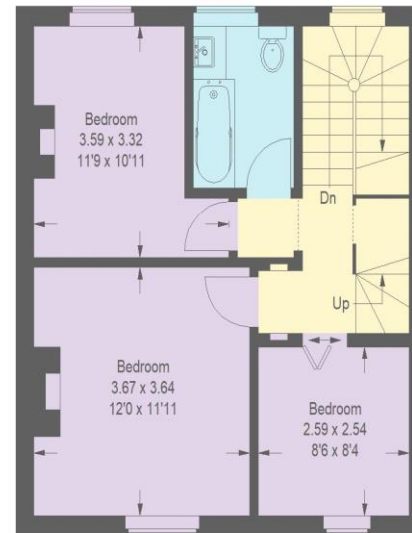
Second Floor = 21.2 sq m / 228 sq ft



Lower Ground Floor = 46.9 sq m / 505 sq ft



Ground Floor = 45.5 sq m / 490 sq ft



First Floor = 47 sq m / 506 sq ft

Approximate Gross Internal Area
160.6 sq m / 1729 sq ft

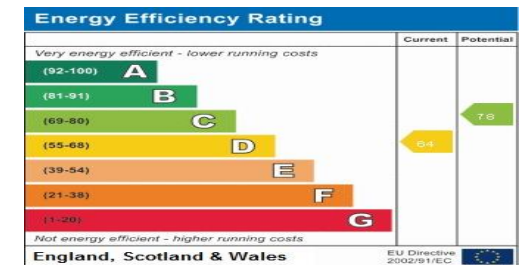
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 921715)

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.



Address:
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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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