



15 Grange Road Saltwood Kent CT21 4QS  
Guide £599,950

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# 15 Grange Road

Saltwood Kent CT21 4QS

A deceptively spacious four bedroom detached home in a village location backing onto beautiful local countryside and adjoining farm land, with views across to Saltwood church.

## Situation

Extremely well located backing onto pretty local countryside and adjoining farm land 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 and Folkestone West 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 France and the Continent.

## The Property

A deceptively spacious modern four bedroom detached home enjoying a prime village location surrounded by pretty local countryside.

The accommodation is light and airy with generous living space and good sized bedrooms.

The entrance porch leads through to the hall beyond and onto a sitting room with a fireplace and doors opening onto the rear garden. There is an adjoining bespoke kitchen/breakfast/dining room with a range of appliances and modern units and a utility room beyond.

Rising to the first floor there are four good sized bedrooms, the master with en-suite facilities and a further bathroom.

## Outside

The property is approached by a driveway leading to a garage and the wide frontage has been designed to be easily maintained.

There is side access to a private enclosed easy to maintain rear garden.

## Services

We understand all main services are available.

The property is being sold with No Chain.

## Local Authority

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

**Current Council Tax Band: F**

**EPC Rating: E**

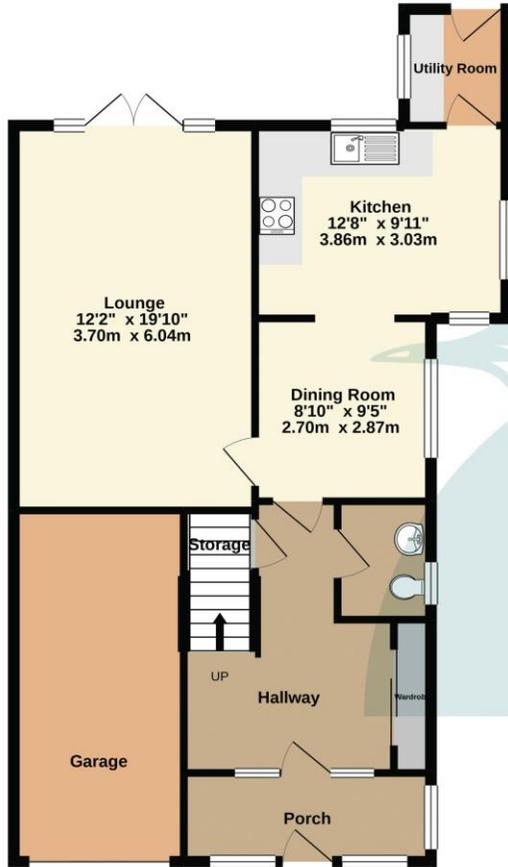
## Agents Note

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.

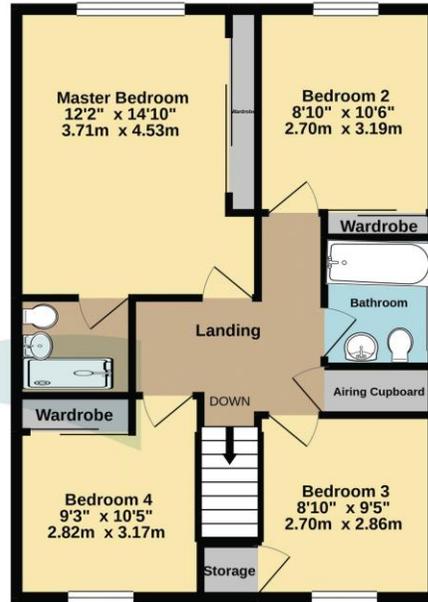


To view this property call Colebrook Sturrock on **01303 260666**

Ground floor  
850 sq.ft. (79.0 sq.m.) approx.

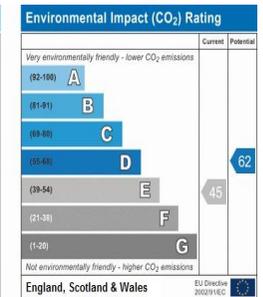
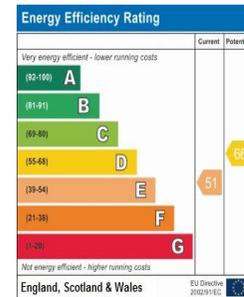


1st floor  
620 sq.ft. (57.6 sq.m.) approx.

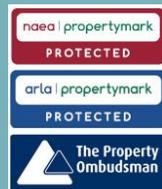


TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

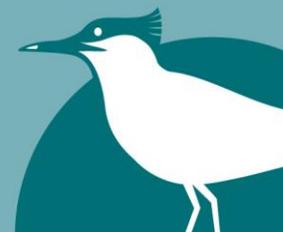
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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