

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Possible
A (93-100)	A (93-100)
B (81-92)	B (81-92)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales



101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 e: folkestone@milesandbarr.co.uk
 t: 01303 255335

miles & barr
 YOUR PROPERTY AGENT



38 NEW ROAD
HYTHE



38 NEW ROAD
HYTHE
OFFERS OVER £325,000

- Spacious Family House
- Beautifully decorated throughout
- Large Garden with off-road parking
- Secluded Cul-de-Sac
- Sought after village location
- Ofsted rated outstanding primary school
- Train link to London from village station
- Short distance to Hythe Seafront

LOCATION

An area of outstanding natural beauty, Saltwood is a peaceful village situated North of Hythe. The village offers an array of historic buildings, scenic views and unlimited picturesque walks. Saltwood has an active community with a Village green and refurbished Village hall. There is a good range of local amenities including a shop, pub and restaurant. Saltwood boasts two excellent primary schools, Brockhill Performing Arts College and is in the catchment area for two highly regarded Grammar schools. It offers easy access to both the M20 and Sandling train station which is on the South Eastern main line to London. The seaside town of Hythe is just a short drive away, with wide range of independent shops, boutiques, cafes and restaurants. There are four supermarkets (including Waitrose & Sainsburys) and a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket, golf and squash clubs.

ABOUT

BEAUTIFULLY PRESENTED HOME TUCKED AWAY IN A QUIET ENCLAVE AT THE END OF CUL-DE-SAC IN THE EVER POPULAR VILLAGE OF SALTWOOD! Miles and Barr are delighted to bring to market this rarely available property offering both large rooms as well as a large wrap around garden and space for off street parking. The property is hidden away at the end of New Road, meaning there is no passing traffic and is a short distance from the centre of the village. The property sits on a large plot with lawned garden wrapping around three sides. Inside you are welcomed into a spacious entrance hall that offers access to the two reception rooms and contemporary fitted kitchen. The kitchen leads onto an outhouse with a WC and utility room providing access to the garden. Upstairs are two large double bedrooms, one single room and a modern family bathroom with a fitted shower. The property has been beautifully decorated throughout and is ready for the next family to move in and make it their own.

DESCRIPTION

Ground Floor

Entrance Hall

Lounge 13'10 x 11' (4.22m x 3.35m)

Dining Room 12'3 x 11'3 (3.73m x 3.43m)

Kitchen 12'4 x 6'10 (3.76m x 2.08m)

Utility Room 5'9 x 4' (1.75m x 1.22m)

WC

First Floor

Bedroom 1 13'3 x 10'11 (4.04m x 3.33m)

Bedroom 2 11'8 x 11'10 (3.56m x 3.61m)

Bedroom 3 10'2 x 7'0 (3.10m x 2.13m)

Bathroom 6'11 x 6'3 (2.11m x 1.91m)

