



Fairway Sandling Road Saltwood Hythe Kent CT21 4QJ
OIEO £800,000

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Fairway

Sandling Road, Saltwood, Hythe

A deceptively spacious four bedroom detached family home with impressive rear garden.

Situation

Saltwood is a picturesque village with a charming green, village hall, local store, restaurant, and enchanting church. It offers excellent education with two primary schools within walking distance and Brockhill Performing Arts College nearby. Two highly regarded Grammar Schools in Folkestone are easily accessible by bus. Nearby, the market town of Hythe boasts a vibrant High Street with independent shops, boutiques, cafés, and restaurants. Residents have convenient access to four supermarkets, including Waitrose and Sainsbury's. For sports and leisure, Saltwood and Hythe offer sailing, tennis, squash, cricket, and bowls clubs. Nature enthusiasts will enjoy footpaths, bridleways, and Brockhill Country Park for horse riding and dog-walking. Saltwood is well-connected with the M20 motorway just 1.8 miles away, Sandling railway station less than a mile away, and the Channel Tunnel Terminal only 3.7 miles away. Dover ferry port is 12.5 miles away, and Ashford International Passenger Station is 11.5 miles away. The High-Speed Link to London is accessible from Folkestone and Ashford, with journey times to St Pancras around 53 and 38 minutes, respectively.

The Property

Fairway is a handsome detached family home offering generous, well-proportioned accommodation over two floors. Since 2014, it has undergone considerable renovation, including a two storey extension at the rear. This new addition seamlessly blends with the existing structure to create an essential social kitchen and dining area. The ground floor flows beautifully, with a central hallway defining distinct areas. The outstanding kitchen has been opened up to include a large central island, integrated cooker units, and a range of fitted appliances. Bi-fold doors open to a garden patio area, while a large bay window at the front provides ample natural light. The dining area is complemented by a fireplace with a fitted wood

burner. Opposite the kitchen, a traditional sitting room features another fireplace, wood-burning stove, and a mirrored bay window. An inner hallway includes two storage cupboards, a ground floor cloakroom, and a further reception room at the rear for a quiet retreat. The staircase ascends to a split-level landing, leading to four double bedrooms, one of which has an en-suite shower room. A family bathroom with a matching suite and separate shower cubicle serves the remaining bedrooms. The interior retains much charm and character, with stripped wood floorboards on the ground floor, attractive wood doors and architraves, high ceilings, and ample light throughout.

Outside

The property boasts an inviting exterior, set back from the road with an attractive walled boundary, gently rising grass banks, and steps leading to an open front garden with convenient side gated access. The surprisingly spacious rear garden features two elegant paved seating areas, perfect for outdoor relaxation and entertaining. There is also a fitted cupboard space accessible from the side. At the garden's rear, a charming timber summer house/home office is equipped with power and lighting, offering a versatile space for work or leisure. The rear is further enhanced by a potager garden and a selection of thoughtfully planted borders, creating a serene and picturesque outdoor retreat.

Services

We understand all main services are available.

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**

Current Council Tax Band: F

EPC Rating: D

Agents Note

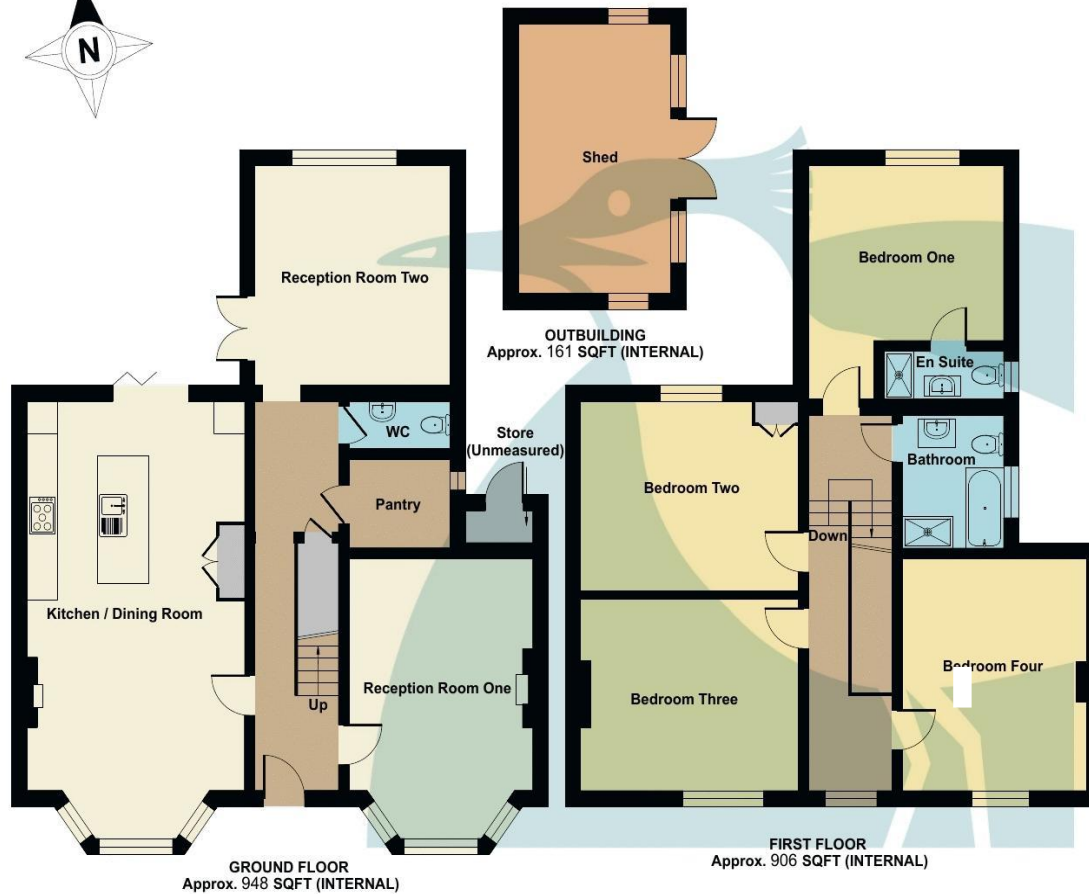
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Total Approximate Area = 1854 sq ft / 172.2 sq m (excludes store)

Outbuilding = 161 sq ft / 14.9 sq m

Total = 2015 sq ft / 187.1 sq m

For identification only - Not to scale



- Reception Room 1**
16'10 x 11'11 (5.13 x 3.62)
- Reception Room 2**
13'5 x 12'5 (4.08 x 3.79)
- Kitchen / Dining Room**
27'3 x 14'1 (8.28 x 4.28)
- Shed**
16'5 x 9'10 (5.00 x 3.00)
- Bedroom One**
13'11 x 12'7 (4.25 x 3.83)
- Bedroom Two**
13'11 x 11'11 (4.25 x 3.64)
- Bedroom Three**
13'11 x 11'11 (4.25 x 3.63)
- Bedroom Four**
13'11 x 11'11 (4.25 x 3.63)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1163973

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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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