



Larchfield 10 Fairlight Road Hythe Kent CT21 4AD

Guide £775,000

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Larchfield

10 Fairlight Road Hythe Kent CT21 4AD

A spacious five bedroom character family home with a large sunny garden.

Situation

Nestled near the heart of Saltwood, the property is within a short walk of local village amenities, the highly rated primary school and Brockhill Park Performing Arts College. Saltwood is a vibrant Kentish village, known for its picturesque green, popular pub, community hall, and general store. For those seeking fine dining, the well loved Fox and Hide restaurant is a local favourite. Nearby the town of Hythe offers a range of exceptional amenities. The scenic Royal Military Canal and seafront, along with the surrounding countryside, provide beautiful options for walking and outdoor activities.

Commuting is convenient, with High Speed rail links to London St Pancras available from Sandling and Folkestone West stations. The nearby M20 motorway offers quick access to the rest of Kent, and the Eurotunnel terminal at Cheriton opens routes to continental Europe.

The Property

This charming 1920s property offers spacious, well-proportioned rooms, many retaining original features such as period fireplaces, original doors, and a beautiful stained glass window to the front.

A welcoming entrance hall features parquet flooring and a wide staircase with oak balustrade rising to the upper floors. There are two reception rooms, including a generously sized living room opening into a large conservatory. The well-fitted kitchen includes a range of cabinets and integral appliances, leading to a rear lobby with garden access, utility area, and cloakroom/WC.

The first-floor landing is bright and spacious, giving access to three double bedrooms, a family bathroom, and an inner hall with stairs to the second floor.

The top floor houses two attic bedrooms with Velux windows, one benefiting from an en-suite shower room and separate WC

Outside

The property sits in a large plot of approximately 0.25 acre. The front garden features a small lawn, mature shrubs in flower beds, and a low brick wall with hedge providing privacy. A driveway leads to a detached garage with power and light, and a side gate offers access to the rear garden.

The rear garden is a standout feature, offering a private, mainly lawned area with a range of flowering shrubs, trees, a garden pond, and a pedestrian gate to a rear path leading to North Road. A patio in front of the conservatory provides a perfect spot to relax.

Services

We understand all main services are installed.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold



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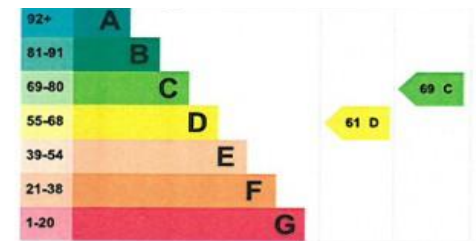
Total Approximate Area = 2199 sq ft / 204.2 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 2370 sq ft / 220 sq m
 For identification only - Not to scale

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1315899

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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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