



Woodlands, 9 Brockhill Road, Hythe, CT21 4AE
Guide £795,000

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Woodlands

9 Brockhill Road Hythe CT21 4AE

The property has been a much loved family home for almost 60 years and offers great potential for refurbishment and improvement. Set well back from the road and surrounded by a large secluded and sunny garden.

Situation

Nestled in the heart of the English countryside, Saltwood is a picture-perfect village exuding quintessential charm. Its idyllic setting features a pretty green, a welcoming village hall, a local store, a delightful restaurant, and an enchanting church, all contributing to its timeless appeal. Renowned for its desirability, Brockhill Road boasts a selection of detached properties with spacious gardens, creating a sense of serenity and tranquility. Families seeking education options have two primary schools within a short walk, while Brockhill Performing Arts College also lies in close proximity. For higher education, two highly regarded Grammar Schools in Folkestone can be accessed conveniently through a regular bus service. A short drive away, the market town of Hythe awaits, with a variety of independent shops, boutiques, charming cafes and inviting restaurants. Four supermarkets, including well-known names like Waitrose and Sainsbury's, cater to the practical needs of residents. Saltwood and its surroundings offer a wealth of sports including sailing, tennis, squash, cricket, and bowls clubs. The Hotel Imperial Leisure Centre, along with two golf courses, invites residents to indulge in fitness and relaxation. Nature enthusiasts will delight in the abundance of footpaths, bridleways, and Brockhill Country Park, offering scenic routes for horse riding, dog-walking, and organised outdoor activities. With excellent commuting links, the M20 motorway junction (Junction 11) lies a mere 1.8 miles away, while the Sandling mainline railway station is less than 1 mile from the village. The Channel Tunnel Terminal is a short 3.7-mile drive, and the ferry port of Dover is approximately 12.5 miles away. Ashford International Passenger Station, offering further travel options, stands at a distance of 11.5 miles. For swift travel to London, the High-Speed Link is accessible from both Folkestone (5 miles) and Ashford (11.5 miles), with journey times to St Pancras estimated at around 53 and 38 minutes,

respectively. Please note that all distances and travel times mentioned are approximate, serving as a general guide.

The Property

Woodlands - A Rare Opportunity in a Generous Garden Setting This spacious 1920s home presents a rare opportunity for buyers seeking a property with scope to refurbish or extend (subject to planning), set within an expansive garden of close to half an acre. Lovingly owned by the same family for nearly 60 years, Woodlands offers a wealth of character features and versatile living spaces. Entered via a welcoming porch, the wide entrance hall leads into an open-plan dining hall with original flooring and an attractive fireplace. The dual-aspect lounge is light and airy, featuring original wooden casement windows, a handsome sandstone fireplace, and a door to a secluded south-facing patio; the perfect spot for morning coffee or summer evenings. Off the lounge, you will find a versatile playroom/office with original parquet flooring, and a charming sunroom with Crittall windows and doors that open directly onto the garden. An inner hallway leads to the spacious kitchen currently fitted with cupboards, worktops, a double sink, and a large window with an original serving hatch through to the dining room. A useful pantry, utility room with garden access, and a ground-floor cloakroom with original wooden flooring complete the downstairs accommodation. Upstairs, a bright landing with built-in airing cupboard and loft access serves four bedrooms, three generous doubles with built-in wardrobes. The triple-aspect principal bedroom enjoys sea views and a door with direct access to a flat roof, offering potential for a private balcony (subject to planning). A family bathroom with separate WC completes the first floor.



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Approximate Area = 1626 sq ft / 151 sq m
 Garage = 238 sq ft / 22.1 sq m
 Outbuildings = 175 sq ft / 16.2 sq m
 Total = 2039 sq ft / 189.4 sq m

For identification only - Not to scale

Lounge
20'3 x 12'4 (6.16 x 3.76)
Dining Room
18'2 x 12' (5.54 x 3.65)
Kitchen
12' x 10' (3.66 x 3.06)
Bedroom One
20'4 x 12'4 (6.19 x 3.76)
Bedroom Two
14'1 x 10'1 (4.29 x 3.07)
Bedroom Three
10'3 x 8'7 (3.13 x 2.62)
Bedroom Four
9'11 x 8' (3.03 x 2.44)
Bathroom
6'11 x 6'2 (2.11 x 1.88)
Playroom / Office
9'1 x 8' (2.78 x 2.44)
Sun Room
8'8 x 7'9 (2.63 x 2.36)
Utility
6'3 x 5'11 (1.91 x 1.80)
Garage
16'5 x 9'5 (5.01 x 2.88)
Shed 1
14'11 x 7'8 (4.55 x 2.34)
Shed 2
5'11 x 5'9 (1.81 x 1.74)

Outside

The wide shingle driveway offers ample parking for several vehicles and leads to a timber-framed single garage, with additional space to the rear suitable for storage or potential use as a workshop. The gardens are fully enclosed and bordered by generous beds featuring mature trees, shrubs, and bushes, creating a high degree of privacy and seclusion. Wraparound in design, the gardens are predominantly laid to lawn with a desirable southerly aspect. Further features include a boiler room housing the gas central heating system, a built-in brick storeroom, two timber sheds, and an outdoor tap.

Services

We understand all main services are installed.

Local Authority

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

Tenure

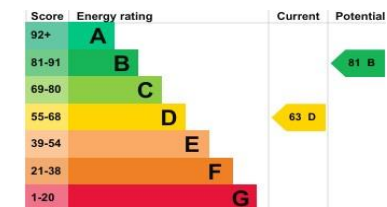
Freehold

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). © nīchem 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1332824

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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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