



8 Fairlight Road Hythe Kent CT21 4AD
Guide £975,000

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8 Fairlight Road

Hythe Kent CT21 4AD

An elegant family home blending timeless character with contemporary design with substantial accommodation and gardens.

Situation

Nestled close to the centre of Saltwood, this property enjoys an enviable location just a short stroll from village amenities, the well regarded primary school, and Brockhill Park Performing Arts College.

Saltwood itself is a lively and charming Kent village, celebrated for its pretty village green, popular pub, welcoming community hall, and handy general store. For those who enjoy excellent food, the Hide and Fox restaurant is a local highlight. Just minutes away, the nearby town of Hythe provides an impressive array of facilities. Its beautiful Royal Military Canal, seafront, and surrounding countryside offer stunning settings for walks and outdoor pursuits.

Travel connections are excellent, with High Speed rail services to London St Pancras from Sandling and Folkestone West stations. The M20 motorway ensures easy access to the wider region, while the Eurotunnel terminal at Cheriton provides direct links to continental Europe.

The Property

Built circa 1930, this elegant detached residence has been beautifully refurbished and thoughtfully extended, blending timeless character with contemporary design. Arranged over three impressive floors, the home features an inviting entrance vestibule leading into a welcoming reception hall. A ground floor cloakroom sits neatly beneath the stairs, while the extended kitchen forms the heart of the home, offering a stylish family room and breakfast area. Sleek Corian worktops, a central island, integrated appliances, underfloor

heating and bifold doors create a seamless connection to the garden and side conservatory. A separate utility room provides access to the garden and integral garage. The drawing room exudes warmth with its wood burning fire, complemented by a charming front dining room.

Upstairs, six well proportioned bedrooms are arranged across two levels, including a luxurious principal suite with walk-in dressing room. Two modern en-suite shower rooms and a generous family bathroom complete the accommodation, making this a perfect fusion of period elegance and contemporary living.

Outside

Set back from the road, this charming home is approached via a shingle driveway enclosed by a delightful ragstone wall and mature hedging, offering ample off road parking and access to a single garage.

A side gate opens to an exceptional garden, a true highlight of the property. A spacious tiled patio provides the perfect spot for outdoor dining and entertaining, framed by raised flower beds and an elegant water feature. The level lawn is bordered by well tended planting and mature trees, creating a tranquil, private haven.

To the rear, a potager and vegetable garden offer space for homegrown produce, complemented by a greenhouse and potting shed for the keen gardener. Rear pedestrian access completes this beautifully designed outdoor space.



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

Total Approximate Area = 2766 sq ft / 256.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1371096

Services

We understand all main services are available.

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: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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