



15 Fairlight Road, Hythe, Kent. CT21 4AD

Guide Price £895,000



- Four/five bedroom detached residence
- Two large reception rooms
- Good sized landscaped gardens
- Sought after location
- Garage & parking

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on the Hythe/Saltwood borders, Saltwood village centre offers; The Castle Hotel, local newsagents/store, along with The Hide and Fox Michelin style restaurant. The village also boasts a popular primary school and village hall, together with secondary schooling. Folkestone offers both boys and girls grammar schools. The Cinque Port town of Hythe is located at the bottom of the hill, the town centre offering a good selection of independent shops together with the all important Waitrose store, Iceland, Sainsburys and Aldis. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Folkestone Railway stations giving fast access to London St Pancras in just over fifty minutes.

A well presented four/five bedroom detached residence which offers two large reception rooms, fitted kitchen, down stairs study/bedroom, utility room, master suite with en suite shower room, three further bedrooms, wet room, double glazing to all but one window and gas heating. The gardens are considered to be a major feature of the property being attractively landscaped with established shrubs, plants and trees. A more recent Indian sandstone sun terrace has been added to the rear of the property, there is also a single garage to the rear of the garden with access to Bartholomew Street (there is ample space to put a more substantial garage, subject to the relevant consents being obtained)

## RECEPTION PORCH

with composite front door, with semi circular window and UPVC double glazed paned windows to side, quarry tiled floor, views to sea, hard wood front door with upper leaded light windows, opening to:-

## SPACIOUS RECEPTION HALL

with double radiator, coved ceiling, staircase to first floor, double paned doors opening to:-

## SITTING ROOM (31' 02" Max x 12' 08") or (9.50m Max x 3.86m)

with feature stone fire surround with fitted coal effect gas fire, UPVC double glazed bay window with side sea glimpses, four radiators, picture rail, coved ceiling, six wall light points, sliding UPVC double glazed patio doors to:-



## SUN TERRACE

having views over garden, recessed hard wood bar area with shelving and beamed ceiling over, heating thermostat

## DINING ROOM (17' 02" x 12' 02") or (5.23m x 3.71m)

with dado rail, coved ceiling, radiator, UPVC double glazed paned window with glimpses of sea, hard wood fire surround with inset cast iron log effect gas fire, tiling to side, paned door to reception hall, paned door to sitting room and hard wood paned door to kitchen with feature leaded light coloured windows to both sides

## KITCHEN (12' 08" x 11' 02") or (3.86m x 3.40m)

with double bowl Belfast style sink unit with mixer tap over and drainer to one side and pine cupboards under with range of matching high and low level units with roll top work surfaces, integrated Neff fan assisted oven/ grill with further grill over, Neff induction hob with pull out extractor fan and light over, plumbing for dishwasher, space for under counter fridge, ceramic tiled floor, double aspect UPVC double glazed paned windows with views over sun terrace and garden, localised tiling, UPVC double glazed part paned door to sun terrace



## GUEST SUITE/STUDY (14' 10" x 7' 10" ) or (4.52m x 2.39m)

with UPVC double glazed paned window with view over garden, radiator, UPVC double glazed paned doors to sun terrace

## EN-SUITE CLOAKROOM

with low level WC, pedestal wash hand basin with mixer tap and cupboards under and further built in matching units, electric fan heater, extractor fan, ceramic tiled floor, large built in cloaks cupboard with shelf over



## UTILITY ROOM

with plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, shelved recess, water softener, space for fridge and freezer

## FIRST FLOOR

### HALF LANDING

with UPVC double glazed paned window with outlook over garden, galleried landing area, coved ceiling, radiator, wall light point, hatch to roof space, built in airing cupboard with lagged copper hot water cylinder





## MASTER SUITE

comprising:-

### BEDROOM (16' 10" x 12' 03" ) or (5.13m x 3.73m)

having double aspect UPVC double glazed paned windows, the front having a view to the sea, the rear having a view over the garden, further UPVC double glazed paned window to side, range of built in bedroom furniture having hanging, shelving, slide out shoe racks and further matching chest of drawers and dressing table unit, two matching bed side cabinets, radiator

### EN-SUITE

comprising vanity wash hand basin with mixer tap over and cupboard under, radiator, localised tiling, shaver point, pelmet with inset spotlights, localised tiling, low level WC and double shower cubicle with shower over

### BEDROOM (12' 03" x 12' 03" ) or (3.73m x 3.73m)

(into bay window) UPVC double glazed paned bay window with side sea views, radiator, wood effect flooring, range of built in wardrobe cupboards with further storage over and vanity wash hand basin to one side with cupboards under and tiling above, shaver point

### BEDROOM (12' 02" x 10' 02" ) or (3.71m x 3.10m)

with UPVC double glazed paned window with outlook over garden to countryside beyond, radiator

### BEDROOM (11' 01" x 8' 04" ) or (3.38m x 2.54m)

with UPVC double glazed paned window with outlook over garden to fields beyond, radiator, recessed shelved area

### WET ROOM

with large double shower area with Mira shower over, low level WC, wall hung wash hand basin with mixer tap, mirror and cupboards over, heated towel rail, UPVC double glazed paned window, shaver point, inset spotlights, marble panelling, extractor fan, corner bath with mixer taps over

### OUTSIDE

The garden is considered to be a major feature of the property, it enjoying an extensive Indian stone paved patio area with grape vine and climbing clematis and ivy, matching steps leading to extensive lawned areas and having established shrubs, plants and trees; including apple trees. Wooden storage shed to side of property, feature pond area, garage with personal side door to garden, gate to small drive way, giving access to Bartholomew lane. Indian sandstone pathway to side of property with gate to:-

### COVERED AREA (10' 02" x 8' 06" ) or (3.10m x 2.59m)

ideal for bin storage, having brick-block floor, outside tap, gas meter and double doors to brick-block driveway.

### FRONT GARDEN

the front garden is mainly laid to lawn with shrub and flower beds and brick-block pathway.

**Tenure** - Freehold

**Council tax** - Band G

**Local Authority** - Folkestone & Hythe District Council



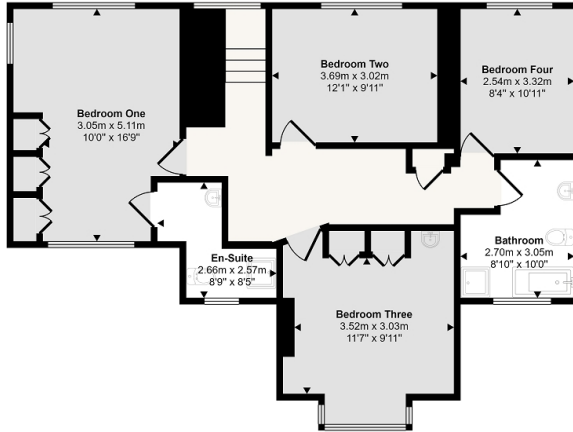




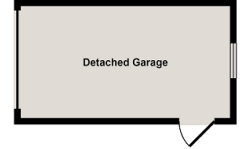
Approx Gross Internal Area  
205 sq m / 2202 sq ft



Ground Floor  
Approx 107 sq m / 1151 sq ft



First Floor  
Approx 86 sq m / 925 sq ft



Detached Garage  
Approx 12 sq m / 126 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.