

Laing Bennett

Residential sales



35 Orchard Valley, Hythe, Kent, CT21 4EA

**Guide Price
£550,000**

EPC RATING: C

**Stunning Home
And
Location**

A rare opportunity to purchase a semi detached stunning 1930's home in a most popular location with easy access to the canal path and the bustling High Street. The property has been meticulously refurbished and extended to provide light, contemporary yet timeless accommodation. EPC Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 108 sq m / 1167 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

This property is situated in the sought after location of 'Orchard Valley' next to the Royal Military Canal and the High Street. The town is a cinque port with a bustling centre which is brimming with bespoke shops, coffee shops, pubs and restaurants. There is a Waitrose and Sainsbury's. The property is conveniently close to the High Street, Royal Military Canal and beach. The village of Saltwood is only a short distance up the hill offering an active village community, newsagents/general store, The Castle Hotel, Michelin star restaurant, village hall, highly regarded primary and secondary schools, the latter with performing art status.

Folkestone lies to the East with High Speed Rail service to London, with a journey time to St Pancras of less than an hour. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are within easy reach. There are great bus services to many wonderful destinations such as the Cathedral City of Canterbury (approximately 18 miles) and the historic town of Rye (approximately 22 miles).

Property description

GROUND FLOOR: Covered entrance, door to spacious hallway with stripped timber flooring which continues through to the welcoming living room boasting a bay window and fireplace fitted with wood burning stove. Stylish fitted out shower room/WC. The hub of this beautiful home is the high quality open plan kitchen/dining room which is flooded in natural light from the roof light and the windows with central French doors which provide access and pretty views of the garden. The kitchen/dining room is not only a lovely place to spend quality time but also boasts an impressive cooking range, integrated appliances, classic butler sink and large central island making this the the ideal space for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. **FIRST FLOOR:** The spacious landing has stripped timber floors which continues through to the three light and bright perfectly presented bedrooms. Air conditioning has been installed in the main bedroom. The contemporary modern shower/bathroom/WC has a tasteful traditional finish. **OUTSIDE:** The attractive paved frontage provides off road parking, there are timber double gates providing access to hardstanding with wood store and room for bikes, kayaks etc. This then continues to the 'showstopping' rear garden with a large sun terrace which is ideal for al fresco entertaining, or simply to sit back and enjoy the seclusion and tranquility while you appreciate the colourful array of plants and shrubs which the garden provides in abundance.





The accommodation comprises

Ground floor

Entrance hall

Shower room/WC

Living room

14' 3" x 11' 11" (4.34m x 3.63m)

Kitchen

18' 9" x 12' 6" (5.71m x 3.81m) open plan to:

Dining room

17' 6" x 13' 7" (5.33m x 4.14m)

First floor

Landing

Bedroom one

11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom two

11' 0" x 10' 7" (3.35m x 3.23m)

Bedroom three

7' 11" x 7' 9" (2.41m x 2.36m)

Shower/ bathroom/WC

Outside

Parking

The attractive paved frontage provides off road parking, there are timber double gates providing access to hardstanding with wood store and plenty of room for bikes, kayaks etc

Gardens

This then continues to the 'showstopping' rear garden with a large sun terrace which is ideal for al fresco entertaining, or simply to sit back and enjoy the seclusion and tranquility while you appreciate the colourful array of plants and shrubs which the garden provides in abundance.

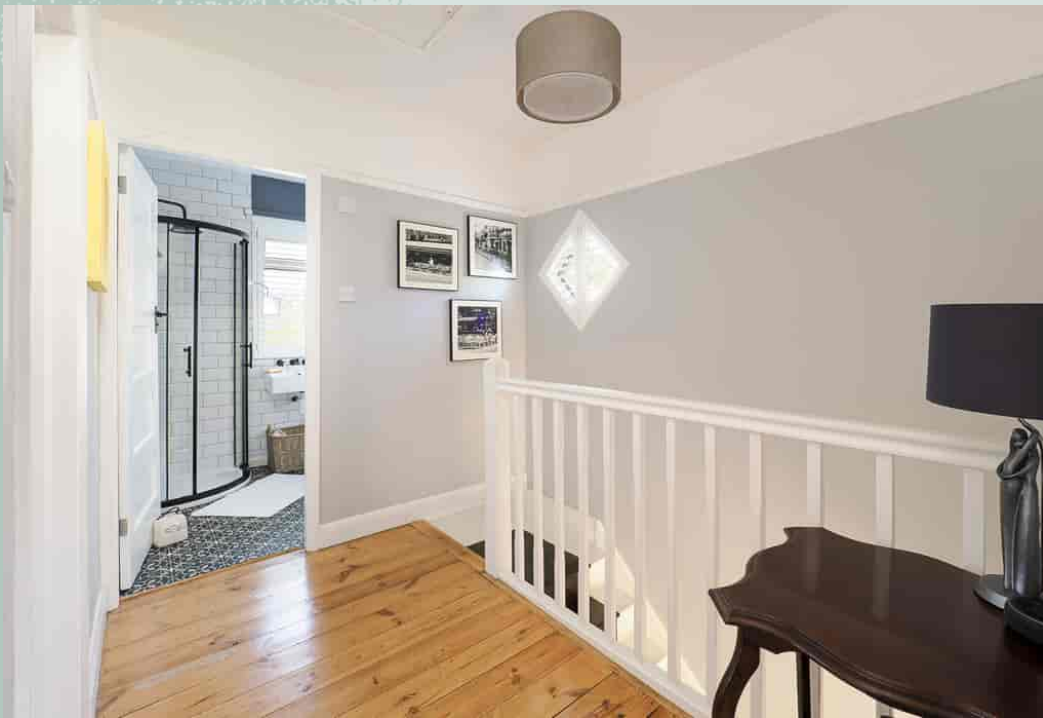
Additional information

The property benefits from a water softening system

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

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www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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