

Laing Bennett

Residential sales



5 The Orchids, Etchingill, Folkestone, Kent, CT18 8AR

Guide Price £725,000

EPC RATING: C

No
Forward
Chain

A truly delightful and extremely spacious executive style family home located on an exclusive development of just five houses built approximately twenty years ago tucked away at the end of a quiet cul de sac in the sought after village of Etchinghill situated between the beautiful seaside town of Hythe and the historic city of Canterbury. Accommodation comprises: Ground floor -Entrance hall with Karndean flooring. Double French doors leading to the large living room with access to sizable conservatory overlooking the well maintained and established gardens. There is a formal dining room, cloakroom. The study/TV room and the family kitchen/breakfast room again feature Karndean flooring. There is utility room next to the kitchen/breakfast room with back door to the gardens. First floor – Galleried landing with feature double length window allowing natural light to flood the entrance hall and landing. Main double aspect and generously sized bedroom with both an en-suite bathroom and dressing room. (The dressing room could easily be reinstated back to the fourth bedroom if needed). Two further bedrooms, family shower/bathroom. Outside: The property is accessed via a 5 barred gate to a spacious driveway for several cars and giving access to the detached double garage with a good sized eaves storage space. Outside tap. A side gate leads to the private and secluded gardens with patios and raised vegetable beds. EPC Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 163 sq m / 1755 sq ft
Garage = 28 sq m / 302 sq ft

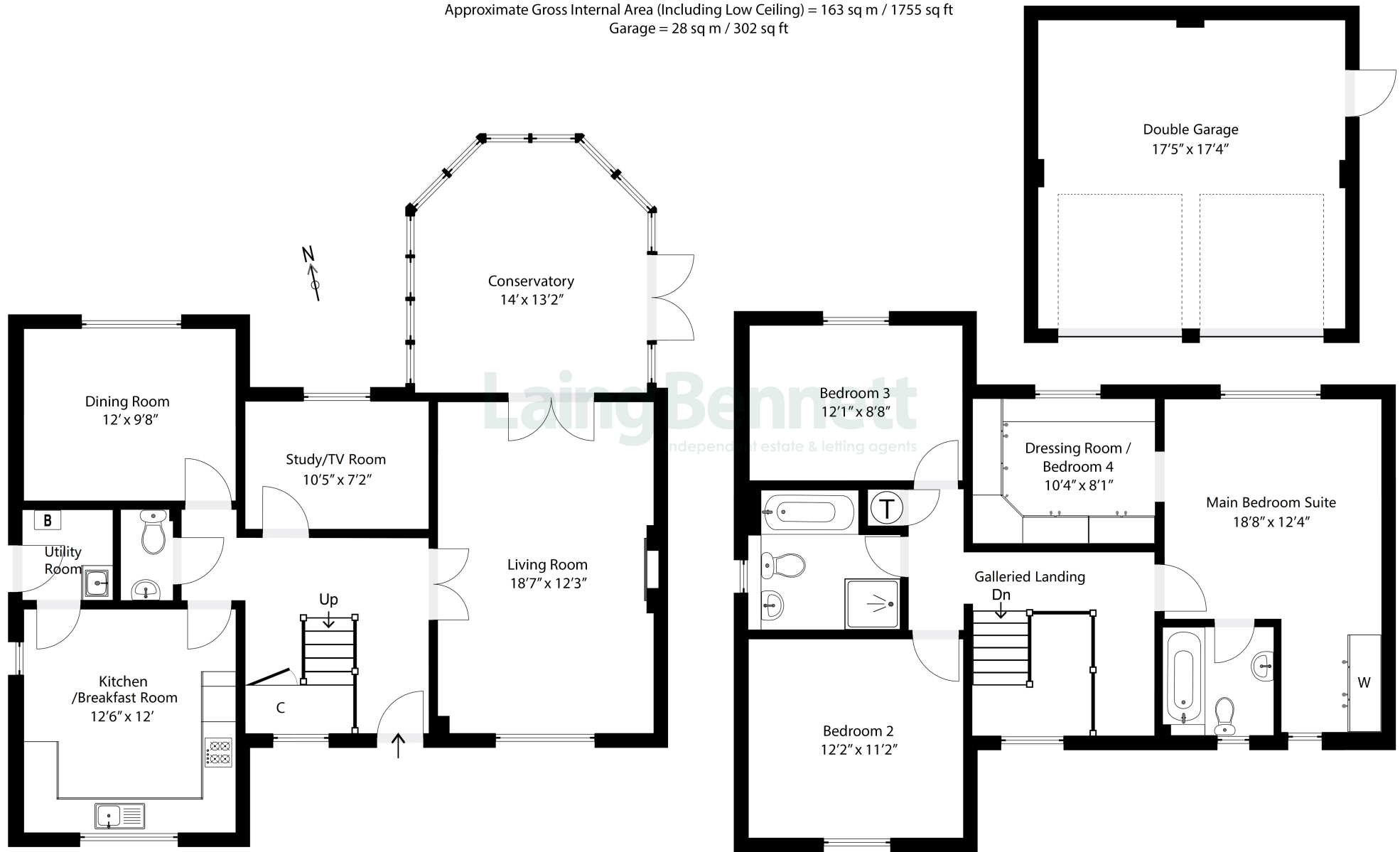


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

The village of Etchinghill nestles in an Area of Outstanding Natural Beauty with easy access to the North Downs Way and other beautiful walks. It has a semi-rural feel with lush countryside all around, yet is under four miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further three golf courses are all within five miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. Approximately a mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

Just three miles away is the Cinque Port of Hythe which has a bustling centre brimming with independent shops, restaurants and coffee shops where you can sit back and watch the world go by. Set between the beaches and the town is the Royal Military Canal which runs to the historic town of Rye. Most of the popular supermarkets are nearby and Hythe itself offers Waitrose, Sainsbury's and Aldi. The M20 motorway and Eurotunnel are approximately two miles away.

Ground floor

Entrance hall

Cloakroom/WC

Living room

18' 7" x 12' 3" (5.66m x 3.73m)

Conservatory

14' 0" x 13' 2" (4.27m x 4.01m)

Study/TV room

10' 5" x 7' 2" (3.17m x 2.18m)





Dining room

12' 0" x 9' 8" (3.66m x 2.95m)

Kitchen/breakfast room

12' 6" x 12' 0" (3.81m x 3.66m)

Utility room

First floor

Galleried landing

Main bedroom suite

18' 8" x 12' 4" (5.69m x 3.76m)

Dressing room/bedroom four

10' 4" x 8' 1" (3.15m x 2.46m)

En suite shower room/WC

Bedroom two

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom three

12' 1" x 8' 8" (3.68m x 2.64m)

Family bathroom/WC

Outside

Driveway and double Garage

Garage 17' 5" x 17' 4" (5.31m x 5.28m)

Garden

Attractive garden offering privacy and seclusion

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

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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