

6 Ivy Close, Etchingill, Folkestone, Kent, CT18 8NH

Guide Price £439,950

EPC RATING: D

Superb Home
And
Location

A delightful four bedroom semi detached home which is well presented throughout and positioned on a quiet 'no through lane' in the popular village of Etchinghill. Accommodation: Entrance door leading to hall way, WC, spacious and light living room with French doors to the front sun terrace and garden. The hub of the home is the kitchen/dining room which is ideal for a family or friend gathering, be it cooking a simple family supper or a celebratory gathering, there are French doors to the rear porch leading to the rear garden which is perfect for those summer days when you want to enjoy the sun. On the first floor there are three bedrooms and a family bathroom and on the second floor you will find the main double aspect spacious bedroom suite with en suite shower room/WC. Outside: A detached garage is approached over a driveway providing off road parking. There are attractive front and rear gardens offering privacy and seclusion with steps that lead down to another area which can be used to enjoy and spy on nature or to add a home office/studio etc. (Subject to any necessary planning permissions). Timber store with slate roof to remain. The property further benefits from delightful woodland views to the rear. EPC Rating = D



Approximate Gross Internal Area (Including Low Ceiling) = 125 sq m / 1348 sq ft
Garage = 15 sq m / 161 sq ft

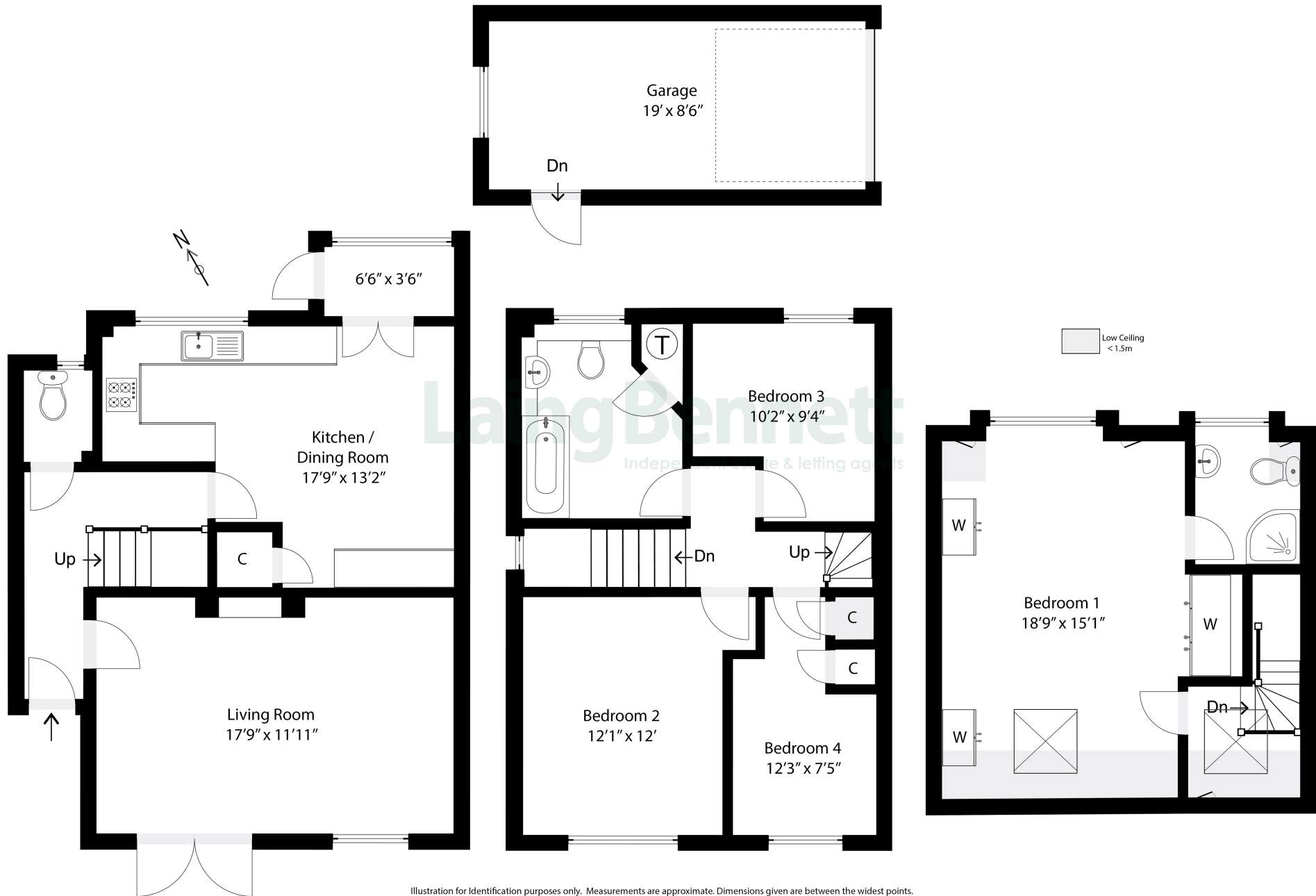


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

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 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further 3 golf courses are all within 5 miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

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 just two miles away.

Ground floor

Entrance door

Leading to:

Entrance hall

Living room

17' 9" x 11' 11" (5.41m x 3.63m)

WC

Kitchen/dining room

17' 9" x 13' 2" (5.41m x 4.01m)

Rear porch





First floor

Landing

Bedroom two

12' 1" x 12' 0" (3.68m x 3.66m)

Bedroom three

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom four

12' 3" x 7' 5" (3.73m x 2.26m)

Large family bathroom/WC

Second floor

Main bedroom suite

with door to:

En suite shower room/WC

Outside

Garage and parking

19' 0" x 8' 6" (5.79m x 2.59m)

Gardens

There are attractive front and rear gardens offering privacy and seclusion with steps that lead down to another area which can be used to enjoy and spy on nature or to add a home office/studio etc. Subject to any necessary planning permissions. Timber store with slate roof to remain.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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