







Occupying an enviable location in the heart of Etchinghill, this home offers generous living space, ideal for modern family living. The property features off-road parking for several vehicles and a large rear garden, complete with an outbuilding that includes a storeroom, studio, and an additional garden shed. The accommodation comprises a ground floor with a porch, entrance hall, dual-aspect living room with a door to the garden, kitchen/dining room, utility room, and WC. The first floor includes a landing, three bedrooms, and the main bathroom. Well presented throughout. EPC RATING = C

Guide Price £429,950

Tenure Freehold

Property Type Semi-Detached House

Receptions 1

Bedrooms 3

Bathrooms 1

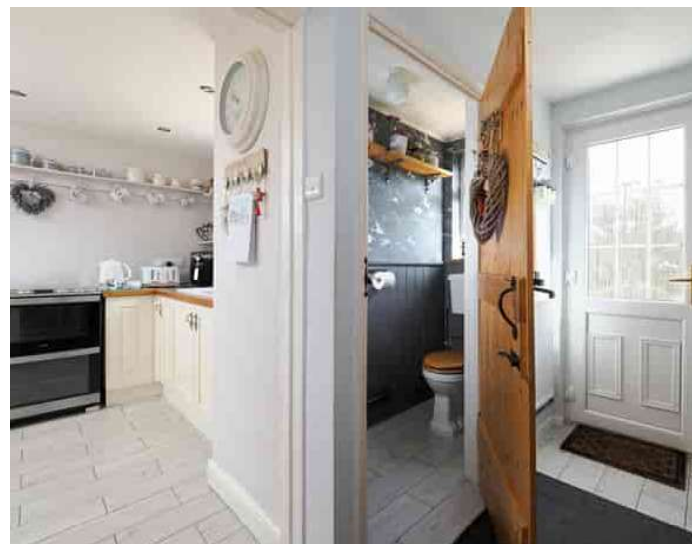
Parking Driveway

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone and Hythe District Council



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.

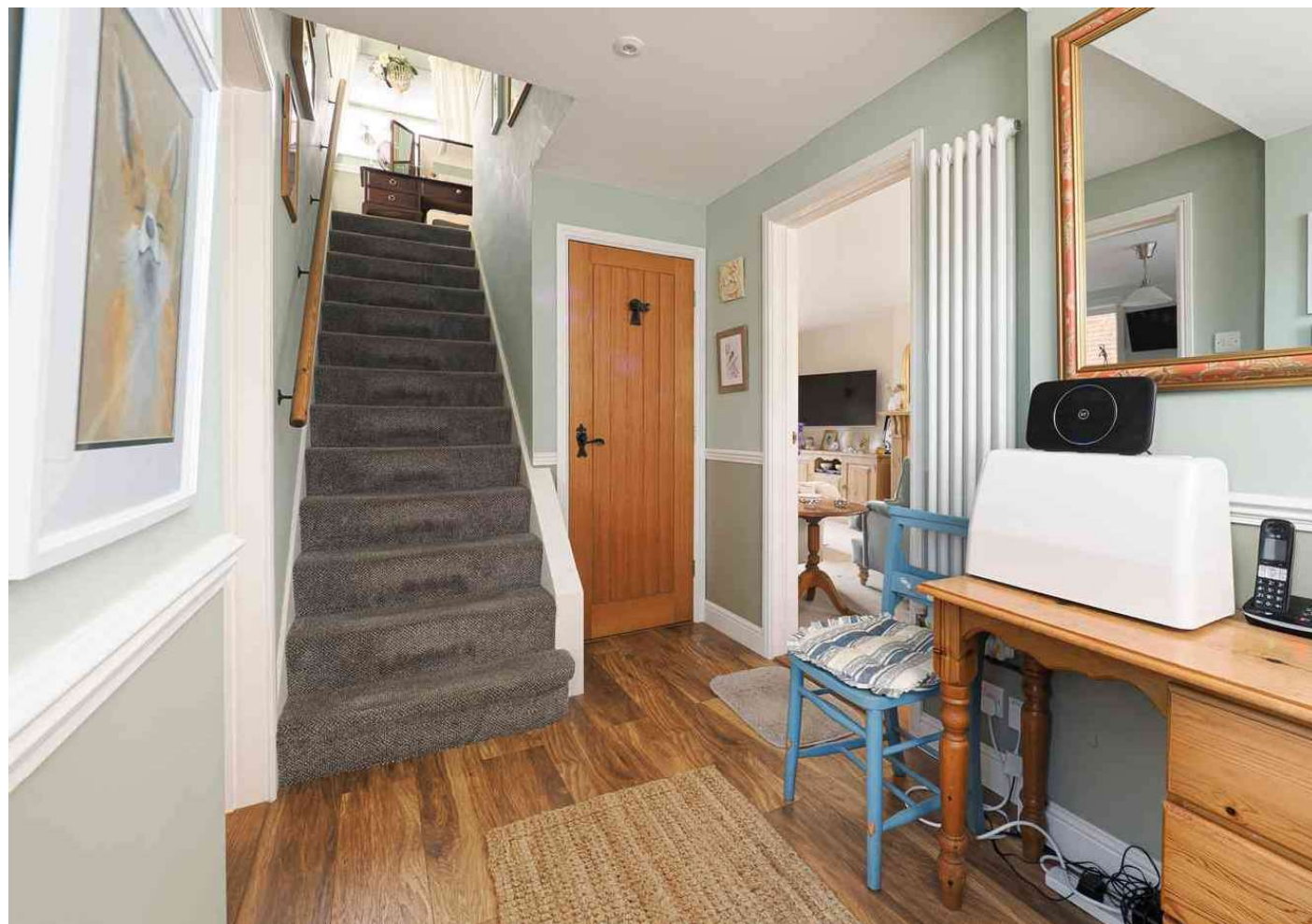
The accomodation comprises

Ground floor

Entrance hall

Living room

17' 3" x 10' 7" (5.26m x 3.23m)





Kitchen/dining room

17' 0" x 9' 7" (5.18m x 2.92m)

Utility room

8' 11" x 6' 0" (2.72m x 1.83m)

WC

First floor

Landing

Bedroom one

13' 9" x 10' 1" (4.19m x 3.07m)

Bedroom two

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom three

10' 8" x 6' 11" (3.25m x 2.11m)

Bathroom

Outside

Frontage and block paved driveway

Generous sized rear garden

Garden store shed

9' 11" x 6' 7" (3.02m x 2.01m)

Outbuilding

Storage room: 14' 10" x 8' 4" (4.52m x 2.54m)

Studio: 9' 7" x 7' 2" (2.92m x 2.18m)







Approximate Gross Internal Area (Including Low Ceiling) = 93 sq m / 1001 sq ft
 Outbuildings = 24 sq m / 261 sq ft



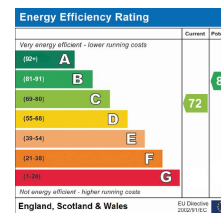
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.



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