







A charming, beautifully presented three-bedroom mid-terrace home tucked away in a tranquil position away from passing traffic. On entering the property you will be greeted by a welcoming, modern and spacious kitchen/breakfast room with a light lantern which bathes the room in natural light. French doors lead you through to the dining room which is tastefully presented, and seamlessly integrates with the living room in an open-plan layout. The living room features a contemporary fireplace with coal effect gas fire and French doors lead out to the garden. The hall benefits from an under stairs cupboard providing storage. The modern ground floor bathroom/WC adds to the contemporary feel of the home. Upstairs, bedroom one boasts an original feature fireplace and built-in wardrobe range, offering both style and practicality. This bedroom also provides breathtaking views over the surrounding countryside and the nearby golf course. Bedroom two also features an original charming fireplace, adding character to the space. Bedroom three is the last of the well presented bedrooms this stunning offers. Outside to the front of the property, there is a lawn bordered with hedging and plants, useful garden shed and sun terrace. The rear garden is a particularly attractive, featuring a raised sun terrace with easy steps down to a neatly laid lawn with further sun terrace to the far end of the garden. EPC Rating = C



Guide Price £385,000

Tenure Freehold

Property Type Terraced House

Receptions 2

Bedrooms 3

Bathrooms 1

Heating Gas

EPC Rating C

Council Tax Band C

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 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club which offers a bar and menu to chose from. 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.

The accommodation comprises

Ground floor

Entrance hall

Dining room

12' 2" x 10' 6" (3.71m x 3.20m) being open plan to:

Living room

13' 5" x 11' 11" (4.09m x 3.63m)

Kitchen/Breakfast room

17' 1" x 10' 0" (5.21m x 3.05m)

Bathroom/WC





First floor

Landing

Bedroom one

15' 4" x 10' 11" (4.67m x 3.33m)

Bedroom two

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom three

9' 0" x 8' 6" (2.74m x 2.59m)

Outside

Garden

Attractive front and rear garden

One allocated parking space





HILL VIEW
TERRACE



HILL VIEW
TERRACE

Approximate Gross Internal Area (Including Low Ceiling) = 97 sq m / 1047 sq ft

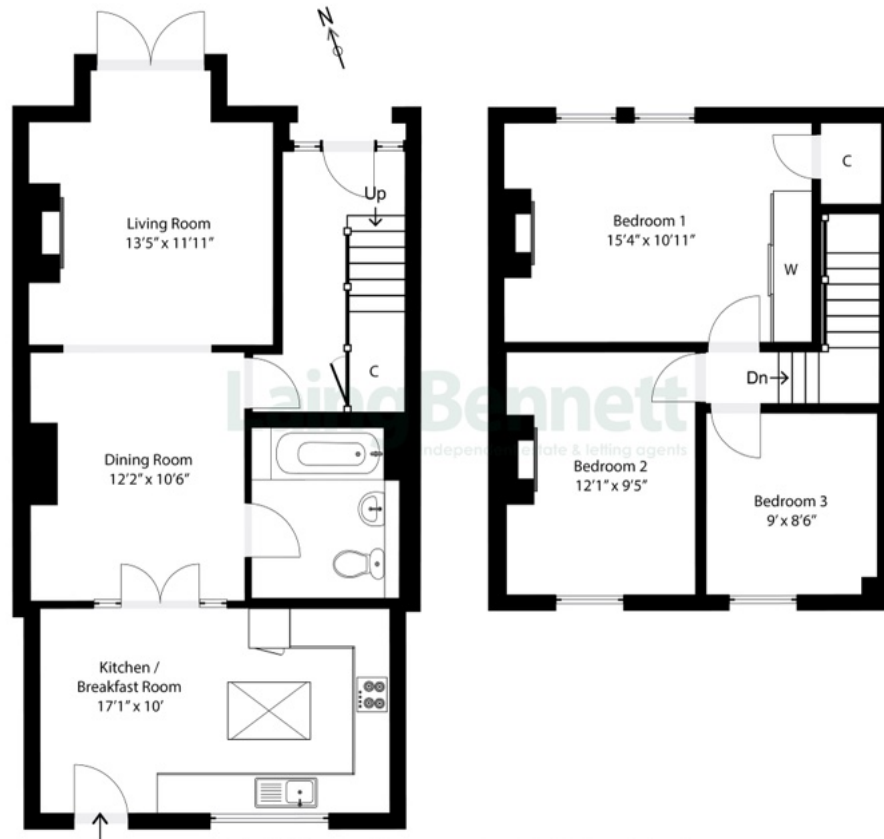


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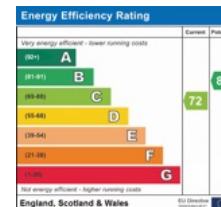
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