

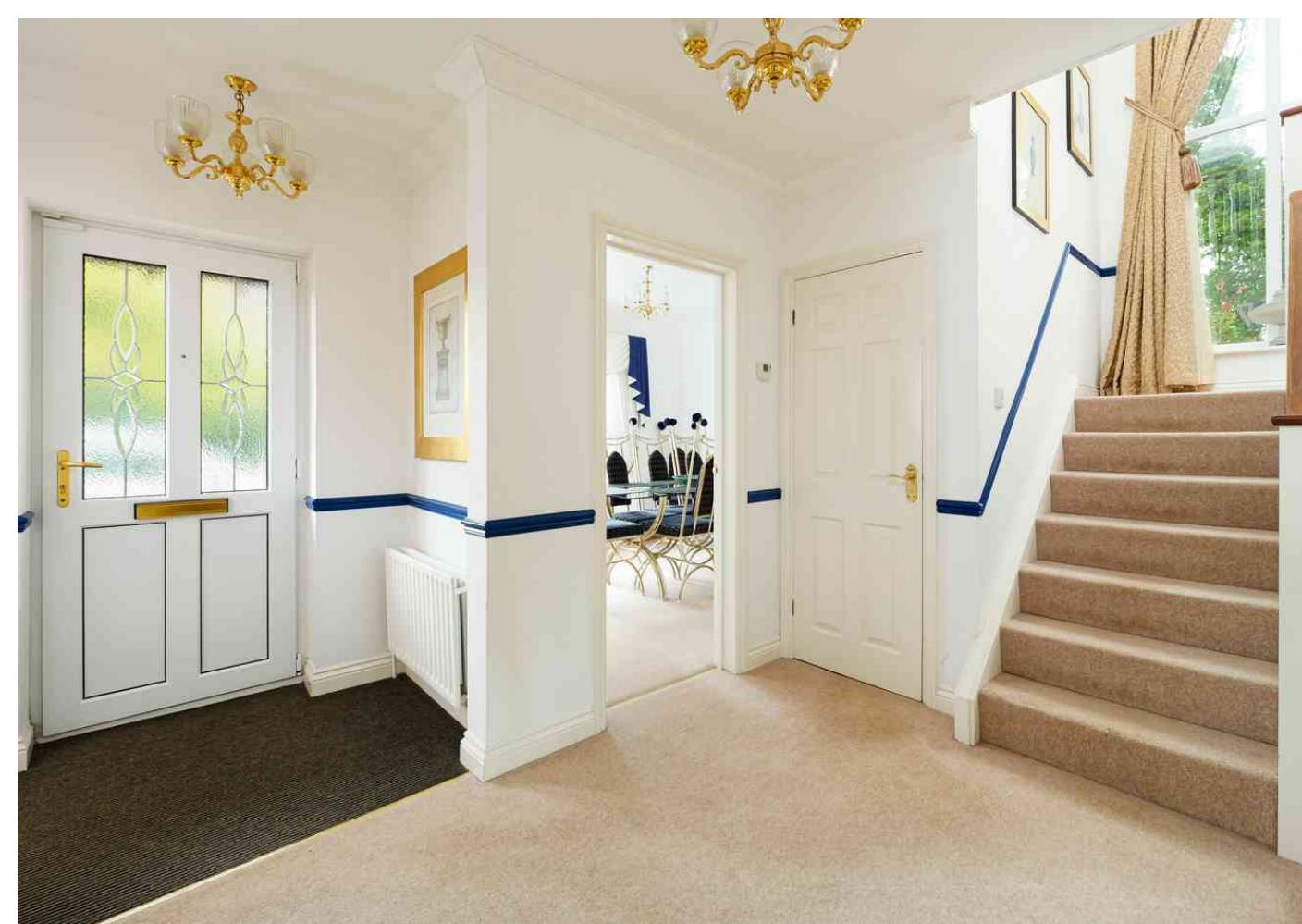


4 The Orchids, Canterbury Road, Etchinghill, Folkestone, Kent, CT18 8AR

EPC Rating = C

Guide Price £735,000





A substantial five bedroom 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. Accommodation comprises: Ground floor - Welcoming spacious entrance hall, cloakroom/WC, light and bright double aspect living room with glazed door leading to the garden and featuring a coal effect gas fire with contemporary surround. The ground floor also boasts a useful utility next to the large modern kitchen/breakfast room with glazed doors leading to a delightful conservatory, dining room and study. First floor - Galleried landing with feature double length window providing attractive views over the garden and allowing natural light to flood the entrance hall and landing Bedroom one with built in wardrobe range and door to en suite bathroom/WC, bedroom two, bedroom three with fitted wardrobe, family bathroom/WC, bedroom four and bedroom five. Outside - There is spacious driveway for several cars which gives access to the detached double garage and delightful secluded gardens laid to lawn and boasting an array of plants shrubs and trees. EPC RATING = C

Guide Price £735,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 5

Bathrooms 2

Parking Double garage and driveway

Heating Gas

EPC Rating C

Council Tax Band G

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.



Ground floor
Covered entrance

Spacious entrance hall

Living room
15' 9" x 15' 4" (4.80m x 4.67m)

Study
10' 5" x 6' 8" (3.17m x 2.03m)

Dining room
11' 3" x 9' 8" (3.43m x 2.95m)

Cloakroom/WC





Kitchen/breakfast room

19' 0" x 15' 4" (5.79m x 4.67m)

Utility room

Conservatory

15' 4" x 11' 10" (4.67m x 3.61m)

First floor

Galleried landing

Bedroom one

13' 5" x 11' 4" (4.09m x 3.45m) with door to:

En suite bathroom

Bedroom two

13' 3" x 11' 4" (4.04m x 3.45m)

Bedroom three

12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom four

10' 4" x 8' 10" (3.15m x 2.69m)

Bedroom five

6' 10" x 6' 6" (2.08m x 1.98m)

Family shower/bathroom/WC

Outside

Detached double garage and driveway parking

Detached double garage approached over driveway providing plenty of off road parking

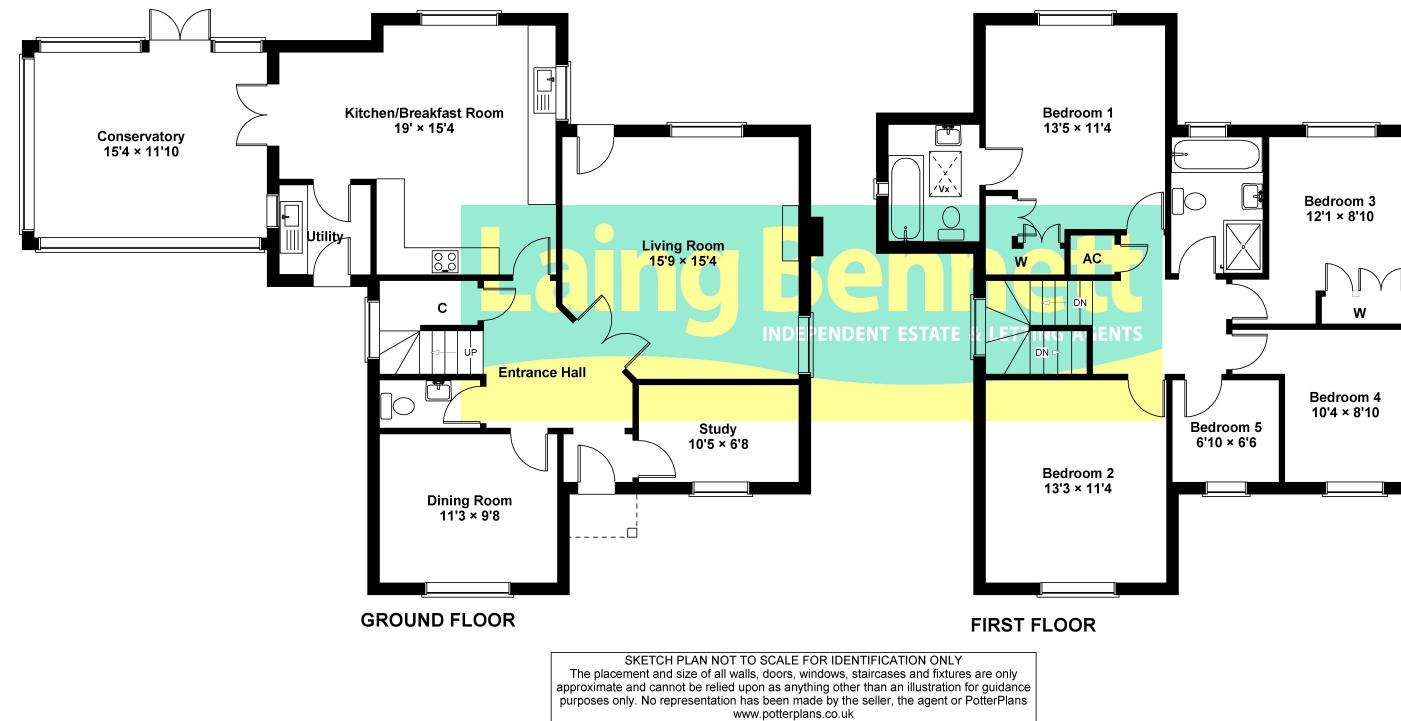
Gardens

Delightful wrap around garden offering privacy and seclusion with sun terrace and a wide variety of plants, shrubs and trees.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
EU Directive 2010/31/EU		72	81

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