



49 High Street, Hythe, Kent CT21 5AD



**5 THE ORCHIDS,  
CANTERBURY ROAD, ETCHINGHILL**

**£695,000 Freehold**

A handsome detached house situated on an exclusive cul-de-sac in the heart of this sought after village. The accommodation is of particularly comfortable proportions with 3 reception rooms, a conservatory and 4 bedrooms (1 en-suite). Delightfully secluded gardens, detached double garage, ample parking. EPC C.



## **5 The Orchids**

### **Canterbury Road, Etchinghill CT18 8AR**

**Entrance Hall, Sitting Room, Conservatory,  
Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Principal Bedroom with En-Suite Bathroom & Dressing Room (Bed 4),  
Two Further Bedrooms, Family Bathroom,  
Delightful Gardens, Double Garage & Driveway**

#### **DESCRIPTION**

This handsome detached executive home is situated at the end of a small and exclusive cul-de-sac comprising just five similarly attractive properties. The house offers generally well presented accommodation which is of particularly comfortable proportions and includes a welcoming entrance hall leading to a generous dual aspect sitting room, which, in turn, opens into the conservatory which unites the house with the garden. There is a separate dining room, study, well fitted kitchen with adjoining utility room and a cloakroom. On the first floor there are four bedrooms, (the fourth currently open to the principal room and used as a dressing room but could easily be separated and reinstated as the fourth bedroom), the principal bedroom with and en-suite shower room and a family bathroom.

The house occupies a generous plot with ample parking on the driveway to the front which also accesses the substantial detached double garage. To the rear, the garden also wraps around either side of the house and incorporates a generous expanse of lawn, a vegetable garden and a generous paved terrace providing a delightfully secluded spot for alfresco dining and entertaining.

#### **SITUATION**

Set in the Kent Downs, an area of outstanding natural beauty, Etchinghill enjoys a delightfully rural feeling yet remains incredibly accessible to the nearby village of Lyminge with its village store, newsagent, pharmacy, church and pubs. There is also an excellent primary school and bowls club. Also to Hythe and the larger town of Folkestone to the south (approx. 3.5 and 5 miles distant respectively) and to the North, the Cathedral City Of Canterbury (approx. 13 miles distant). Etchinghill itself enjoys a highly regarded golf course and very well thought of village pub. Bus stops are close by where regular services to Canterbury and Hythe can be found making access to higher education facilities, both state and public schools, very simple.

The Cinque Ports Town of Hythe, provides a wide range of amenities including 4 supermarkets (including Sainsbury, Aldi and Waitrose), a bustling High Street with various independent shops, cafes and restaurants, doctors and dentists surgeries, etc., together with a selection of sports and leisure facilities including golf courses and swimming pool. The motorway network (M20, Junction 11) is within a relatively short drive from the property (approx 5 miles), providing easy access to the motorway network and the ferry port of Dover. The Channel Tunnel Terminal is within a few minutes drive. Mainline rail services are accessible at Folkestone including the high speed passenger service to London St Pancras with a journey time of under an hour, this can also be accessed at Ashford International.



The accommodation comprises:

#### **ENTRANCE HALL**

Staircase to 1st floor, access to understairs cupboard, Karndean flooring, coved ceiling, radiator, double doors leading to:-

#### **SITTING ROOM**

Attractive timber fireplace surround inset with gas fire, double glazed window to front, coved ceiling, radiator, double doors to:-

#### **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and with a pitched polycarbonate roof, radiator, double glazed casement door giving access to the rear garden.

#### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, timber effect work surfaces inset with gas hob with extractor hood above, sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards with underlighting, integrated Neff double oven, space for freestanding fridge/freezer, double glazed window to front, coved ceiling, double glazed window to side, radiator, door to:-

#### **UTILITY ROOM**

Wall mounted Worcester gas fired boiler, worksurface inset with stainless steel sink and mixer tap with cupboard beneath, space and plumbing for washing machine, coved ceiling, double glazed door to side.

#### **DINING ROOM**

Double glazed window overlooking the rear garden, coved ceiling, radiator.

#### **STUDY**

Double glazed window to rear overlooking the garden, Karndean flooring, coved ceiling, radiator.

#### **CLOAKROOM**

Low-level WC, wall hung wash basin, coved ceiling, extractor fan, tiled floor, radiator.

#### **FIRST FLOOR GALLERIED LANDING**

Double glazed window over stairwell, access to loft space, access to airing cupboard housing factory lagged hot water cylinder, coved ceiling.

#### **PRINCIPAL BEDROOM**

Fitted wardrobe cupboards, double glazed windows to front and rear, coved ceiling, radiator, door to en-suite bathroom, archway to:-

#### **DRESSING ROOM (4<sup>TH</sup> BEDROOM)**

Well fitted with a range of fitted wardrobe cupboards and coordinating dressing table and drawers, double glazed window overlooking the rear garden, coved ceiling, radiator.

#### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and electric Mira shower over and glazed shower screen, low level WC, pedestal wash basin, tiled walls, obscure double glazed window to front, coved ceiling, extractor fan, heated towel rail.

#### **BEDROOM 2**

Double glazed window to front, coved ceiling, radiator.

#### **BEDROOM 3**

Fitted mirrored wardrobe cupboards, double glazed window to rear overlooking the garden, coved ceiling, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, tiled walls, coved ceiling, heated towel rail, obscure double glazed window to side, tiled floor, extractor fan.



## OUTSIDE

### FRONT GARDEN

Entered via a six bar gate leading to a generous driveway providing off road parking for a number of vehicles and to the detached double garage. Side access can be gained to the rear garden.

### DOUBLE GARAGE

Pair of up and over doors, power & light, outside tap, eaves storage space, personal door to the rear garden.

### REAR GARDEN

The garden of the rear of the property is well enclosed by a combination of timber panelled and wire fencing. To the side of the house is a generous paved terrace which extends across the rear of the conservatory and the rest of the house leading to the back door. Beyond this the garden is laid predominantly lawn with a variety of shrubs and specimen trees including bay, flowering cherry, hebe, various evergreens and a pieris. Adjacent to the garage is a vegetable garden with three raised beds.

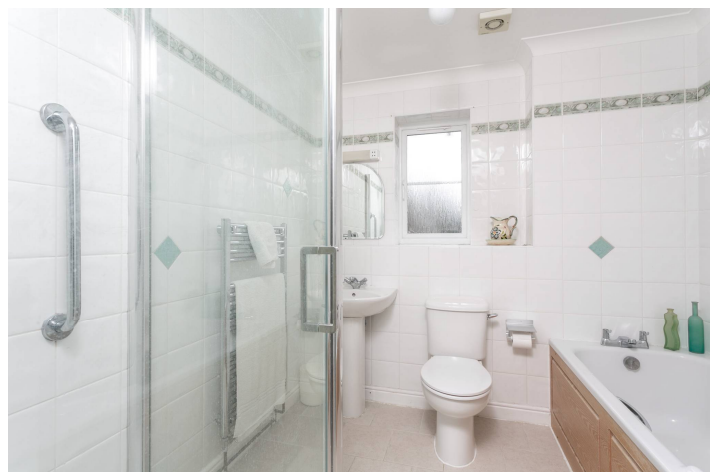
### EPC Rating C

### COUNCIL TAX

Band G approx. £3948.39 (2024/25)  
Folkestone & Hythe District Council.

### VIEWING

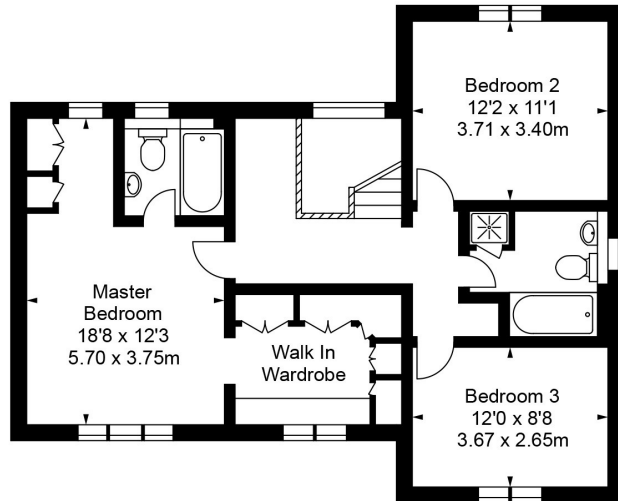
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



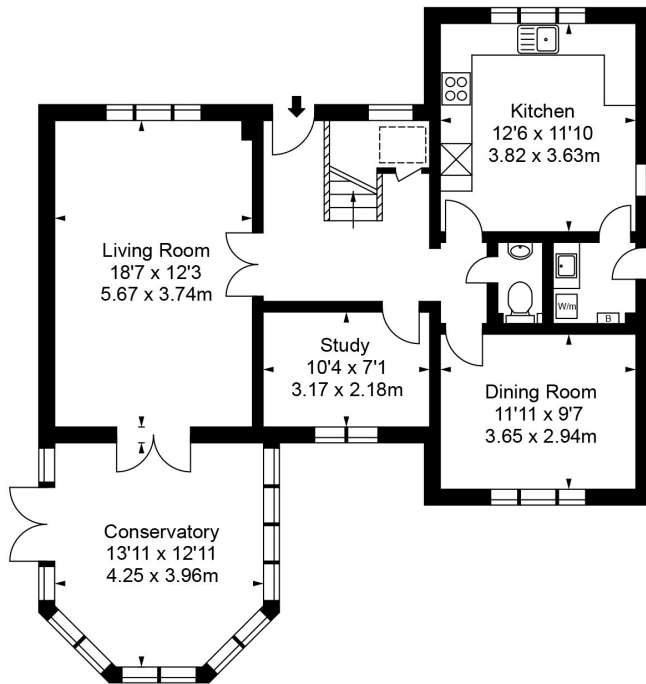
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**First Floor**



**Ground Floor**

Approximate Gross Internal Area :-  
Ground Floor :- 91.90 sq m / 989 sq ft  
First Floor :- 75.22 sq m / 810 sq ft  
Garage :- 28.46 sq m / 306 sq ft  
Total :- 195.58 sq m / 2105 sq ft

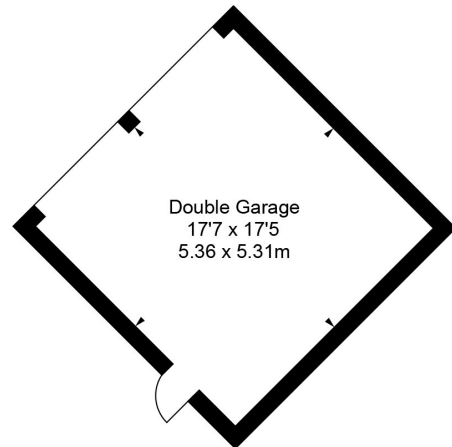


Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)