



49 High Street, Hythe, Kent CT21 5AD



52 ORCHARD VALLEY, HYTHE

£575,000 Freehold

In a much sought after location, this handsome property has benefitted from a beautifully executed refurbishment and now enjoys a high specification, contemporary finish throughout. Sitting room, kitchen/dining room and 3 bedrooms. Smartly landscaped gardens, ample parking. Garden office and gym. EPC C



52 Orchard Valley, Hythe CT21 4EA

**Entrance Hall, Sitting Room, Kitchen/Dining Room,
Utility Area, Cloakroom,
Three Bedrooms, Bathroom,
Parking For A Number Of Vehicles, Garden To Rear,
Garden Office and Gym**

DESCRIPTION

Situated on a popular cul-de-sac, in a peaceful enclave moments from the Royal Military Canal, where it occupies a surprisingly wide plot, this attractive semi-detached house has been the subject of an extensive renovation in recent times with meticulous attention to every detail. The result is an impeccably presented property with an excellent standard of finish throughout the light and airy interior.

The very comfortably proportioned accommodation comprises a welcoming entrance hall leading to a spacious sitting room and the generous kitchen/dining room with integrated appliances and quartz worktops. Accessed from the kitchen is a utility area and from the hallway, a cloakroom. The first floor comprises three bedrooms, two doubles and a single together with a sleek modern bathroom.

The outside space has been lavished with the same level of attention with an expansive driveway to the front of the house which is beautifully illuminated by night. To the rear the landscaped garden incorporates a wide expanse of lawn, a wonderful terrace for alfresco dining and entertaining and a well considered lighting scheme. To the side of the garden, the former garage has been converted to provide two spaces, one used as an office, the second as a gym which also incorporates a sauna.

SITUATION

Orchard Valley is a coveted location accessed from Green Lane which runs alongside The Royal Military Canal off Scanlons Bridge Road. On level ground, the property is only a short level walk from the town centre and close to bus routes.

The town is well catered for with its 4 supermarkets (including Waitrose and Sainsburys) and the bustling High Street with its range of independent shops, boutiques, cafes and restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is opposite the house. There are a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are excellent primary schools in the vicinity and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service to both.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect, composite and opaque double glazed door, LVT flooring in a herringbone design, walls panelled to half height, coved ceiling, recessed lighting, staircase to first floor, contemporary column radiator, doors to:

SITTING ROOM

Provision for wall-mounted TV with low-level cabinets with shelving above to recesses to either side, coved ceiling, bay with double glazed windows fitted with folding plantation style shutters to front, contemporary column radiator.

KITCHEN/DINING ROOM.

A generous space, the kitchen area well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style, incorporating integrated slimline dishwasher, square edged quartz worktop undermounted with deep butler's style sink with grooved drainer and mixer tap, coordinating wall cupboards, integrated eye level double oven/grill, integrated fridge and freezer, coordinating island with square edged quartz worktop inset with multipoint induction hob, LVT flooring in a herringbone design, coved ceiling, provision for wall-mounted TV, recessed lighting, double glazed window to side fitted with folding plantation-style shutters, double glazed sliding patio doors, opening to and overlooking the rear garden, contemporary column radiator, door to:

UTILITY ROOM

Cupboards coordinating with those in the kitchen, one incorporating space and plumbing for washing machine and the wall mounted gas fired boiler, the other providing additional storage space, double glazed door to the garden.

CLOAKROOM

Well fitted with a contemporary suite comprising a low level WC with concealed cistern, wash basin with mixer tap and vanity

cupboard below, tiled walls, opaque double glazed window to side, recessed lighting and extractor fan.

FIRST FLOOR LANDING

Circular window to side, access to loft space, coved ceiling, contemporary column radiator, doors to:

BEDROOM

Double glazed windows to front fitted with plantation style shutters, contemporary column radiator.

BEDROOM

Double glazed window to rear fitted with plantation style shutters, contemporary column radiator.

BEDROOM

Double glazed window to front, fitted with plantation style shutters, contemporary column radiator.

BATHROOM

Bath with wall mounted water spout and thermostatically controlled monsoon shower over and separate handheld attachment, glazed shower screen, low-level WC, wash basin with vanity drawers below, mirrored and illuminated vanity cupboard over, extractor fan, recessed lighting, tiled floor, tiled walls, opaque double glazed window to rear.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and has two entry points opening to a generous driveway topped in granite chippings and edged in grey block work, providing parking for a number of vehicles. Laurel hedging encompasses the entire space and there are various lighting points throughout the area. Personal gate giving access to the:





REAR GARDEN

Directly to the rear of the house is a shallow terrace paved in porcelain tiles stepping down to the same porcelain tiled stepping stones edged by white granite chippings, which lead to a further generous terrace alongside the house, ideal for alfresco dining and entertaining and backed by a low evergreen hedge, which also encompasses a pair of olive trees. The terrace leads to a wide expanse of lawn which occupies the remainder of the garden, which is well enclosed by close boarded timber panelled fencing and edged in evergreen laurels. There are numerous outside lights and low level mood lighting.

THE GARDEN OFFICE

With acoustic panelling to two walls and commercial rubber matted floor, recessed lighting, secret door giving access to the:

GYM

Also with acoustic panelling to two walls, provision for wall-mounted TV, recessed lighting, and incorporating a **sauna**.

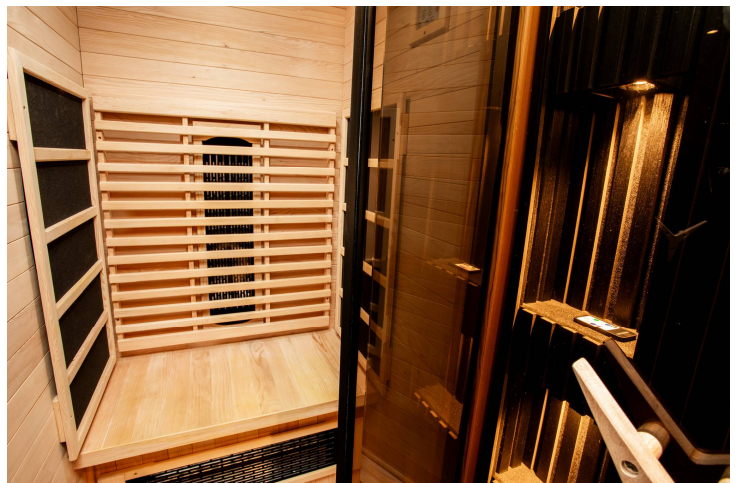
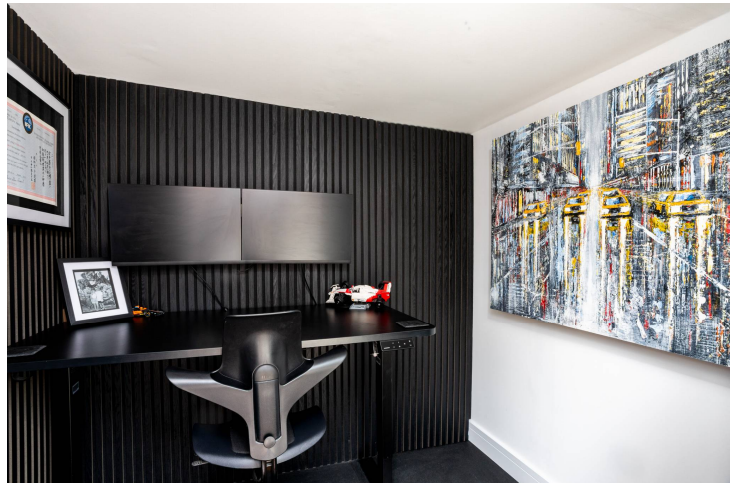
EPC Rating C

COUNCIL TAX

Band C approx. £2228.22 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

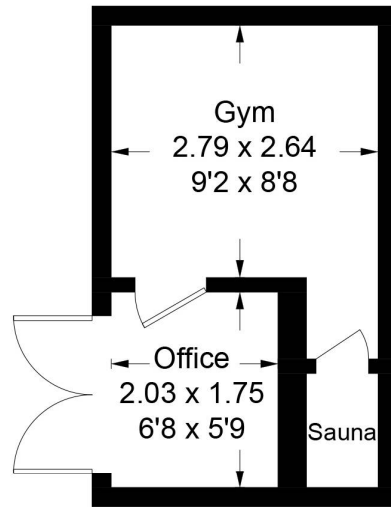


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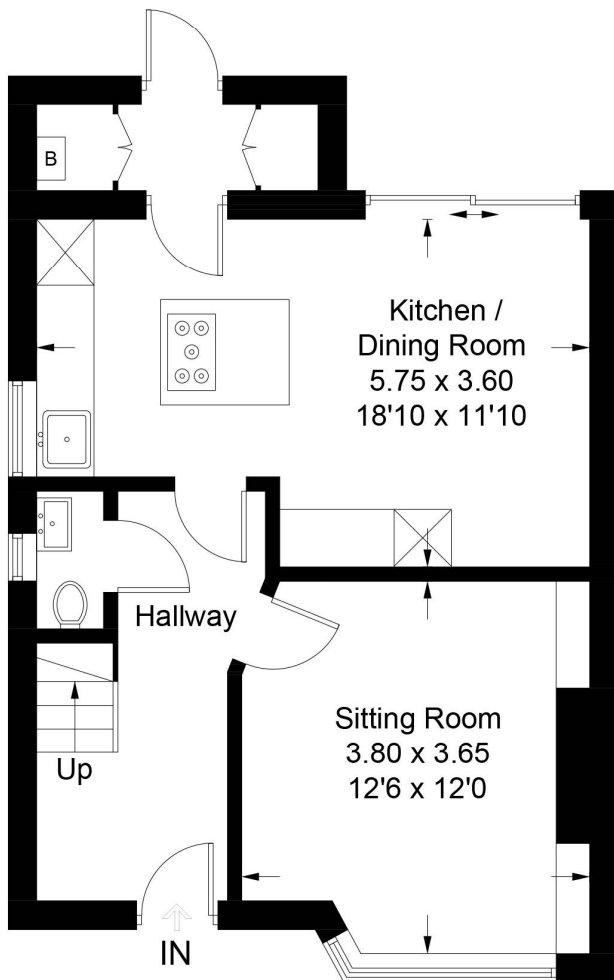


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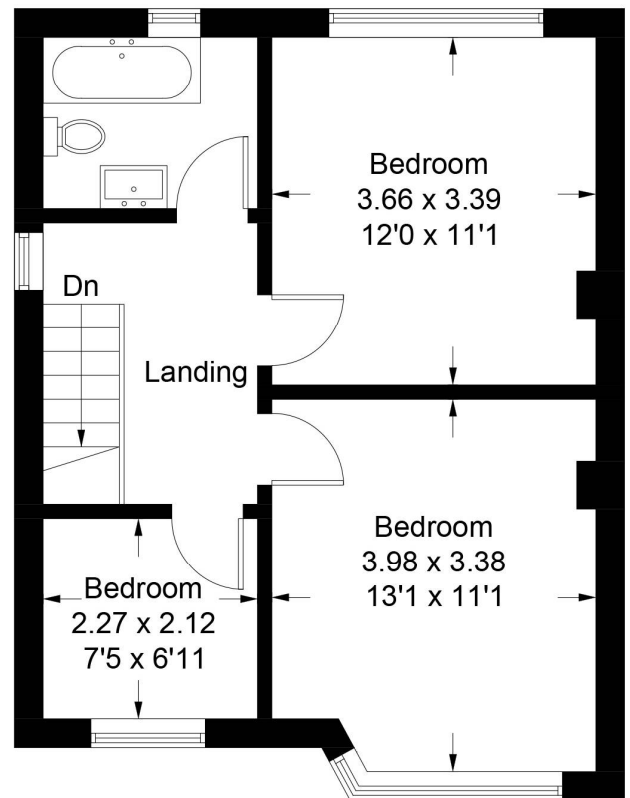
Approximate Gross Internal Area
Ground Floor = 47.0 sq m / 506 sq ft
First Floor = 42.9 sq m / 462 sq ft
Outbuilding = 13.6 sq m / 146 sq ft
Total = 103.5 / 1114 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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