



49 High Street, Hythe, Kent CT21 5AD



71 ORCHARD VALLEY HYTHE

£475,000 Freehold

In a sought after area, this semi-detached house provides light and airy accommodation of surprisingly generous proportions. This includes an entrance hall, sitting room, kitchen, dining room, conservatory, three bedrooms, shower room, bathroom and utility room. Detached garage, parking and gardens. EPC C



**71 Orchard Valley
Hythe
CT21 4EB**

**Entrance Hall, Sitting Room, Conservatory,
Kitchen, Dining Room, Utility Room, Bathroom,
Three Bedrooms, Shower Room,
Gardens to Front, Side and Rear
Off Road Parking, Detached Garage**

DESCRIPTION

This well situated, semi-detached house enjoys a delightful setting and offers exceptionally well proportioned, surprisingly spacious accommodation comprising a generous entrance hall, sitting room, kitchen, dining room, conservatory, utility room and bathroom. On the first floor are three double bedrooms and a shower room.

The gardens to the front, side and rear of the property are of a manageable size with paved terraces, well stocked flower beds and backed by a pretty stream, a delightful environment in which to relax or entertain alfresco. There is a detached garage and a driveway providing off-road parking to the front.

SITUATION

Orchard Valley is accessed from Green Lane Avenue, adjacent to The Royal Military Canal off Scanlons Bridge Road and 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, Sainsbury and Aldi) and 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 walks is moments away. There is 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 two good primary schools in the vicinity and a Performing Arts School for ages 11 – 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Ashford International.



The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door, recessed lighting, built-in heated linen cupboard housing factory-lagged hot water cylinder, floor to ceiling double glazed window to side overlooking the garden, radiator, doors to:

SITTING ROOM

Attractive tiled fireplace around hearth, access to under stairs storage cupboard, double glazed casement door with double glazed windows to either side opening to and overlooking the rear garden, radiator, staircase to first floor.

DINING ROOM

Timber effect flooring, access to understairs storage cupboard, double glazed window to side, radiator, double glazed casement doors with double glazed windows to either side opening to:

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof with windows to three sides and casement doors to garden, tiled floor, radiator.

KITCHEN

Fitted with a comprehensive range of base cupboard and drawer units incorporating integrated slimline dishwasher, roll top timber effect work surfaces inset with stainless steel 1 ½ bowl sink and drainer with mixer tap, four burner gas hob, tiled

splashbacks, coordinating wall cupboards (one of which houses the gas-fired boiler), integrated electric oven, pull-out larder cupboard to side, space for freestanding fridge freezer, recessed lighting, double glazed window to front overlooking the garden, radiator.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower attachment, folding glazed shower screen, low level WC, pedestal wash basin, tiled walls, obscured double glazed window to side, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Double glazed door window to rear overlooking the garden, double glazed window to front, access to eaves storage area, radiator.

BEDROOM

Double glazed window to rear overlooking the garden, fitted wardrobe cupboards, radiator.

BEDROOM

Double glazed window to front, radiator.

SHOWER ROOM

Tiled shower enclosure with Mira electric shower, low-level WC, wall hung wash basin, obscure double glazed window, radiator.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low wall and entered via a wrought iron gate opening to a pathway leading to the front door, which is screened by trellis supporting a variegated euonymus. The remainder of the garden is laid to lawn, edged by borders well stocked with a variety of shrubs, herbaceous and other plants, including peony, ferns, Japanese anemone, japonica fatsia, roses and fuchsia amongst others. A gate gives access to the side garden paved patio area extending to the remainder of the garden which is topped in shingle for ease of maintenance edged by a border similarly stocked to those in the front garden. There is a further paved patio area set in part beneath an awning from where a gate gives access to a generous driveway providing off-

road parking for a number of vehicles and access to the detached garage.

DETACHED GARAGE

Of prefabricated construction with personal door to side and up and over door to front.

REAR GARDEN

The rear of the garden is laid largely to lawn with a further paved patio area accessed from the conservatory and the sitting room and at the far end of the garden is a shallow stream.

EPC Rating C

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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




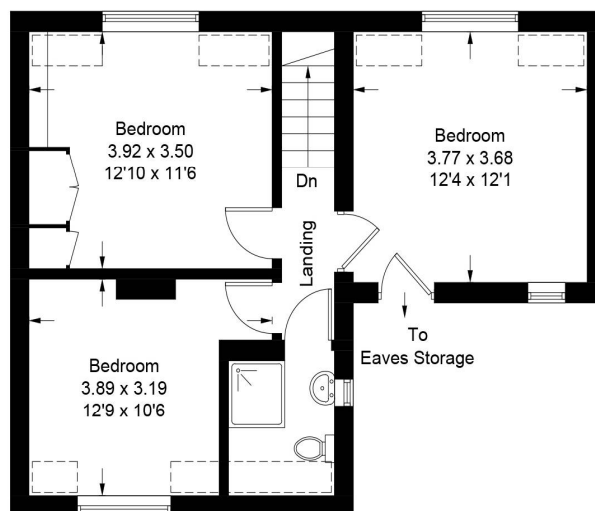


Orchard Valley, Hythe, CT21

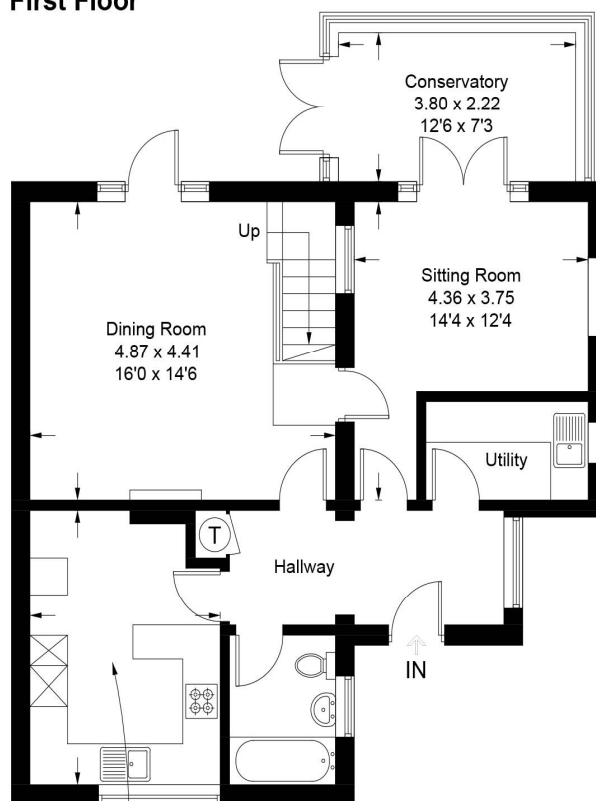
Approximate Gross Internal Area
 Ground Floor Area = 74.9 sq m / 806 sq ft
 First Floor Area = 48.7 sq m / 524 sq ft
 Total = 123.6 sq m / 1330 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238059)