



## Chapel Close

Etchinghill Folkestone CT18 8NB

- Detached Family Home
  - Four Bedrooms
- Separate Living, Dining & Family Rooms
- Conservatory & Private Rear Garden
- Rural Village Location
- Contemporary 'Wren' Kitchen & Matching Utility
- Family Bathroom & En Suite Shower Room
- Ample Off Road Parking

**Asking Price £560,000 Freehold**





Mapps Estates are delighted to bring to the market this spacious and well-appointed four bedroom detached residence located in the rural village of Etchinghill. The spacious accommodation comprises a welcoming reception hall, a living room and separate dining room, a further reception room, conservatory, cloakroom and a high specification 'Wren' kitchen with integrated appliances and matching utility room to the ground floor, while upstairs you will find the master bedroom and en suite shower room, three further bedrooms and a family bathroom. The property also boasts underfloor heating to the kitchen, utility and conservatory, an attractive rear garden and patio, as well as a generous brick block paved front driveway providing ample off-road parking space. An early viewing of this desirable family home comes highly recommended.

Located in the rural village of Etchinghill which stands at the head of the beautiful Elham Valley. The popular Gatekeeper pub/restaurant and Etchinghill Golf Club and village hall are all within easy walking distance, with the nearby Cinque Port town of Hythe a short drive away. Here you will find a busy high street together with Waitrose, Sainsbury's and Aldi supermarkets. Further shopping facilities are available in nearby Lyminge and Cheriton. The historic Royal Military Canal runs through the centre of the town. Hythe also offers an unspoilt seafront promenade. Primary schooling is available in the nearby village of Lyminge, while secondary schooling is available in Folkestone, including both boys' and girls' grammar schools. The town's railway stations also offer fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also all easily accessed by car. The Cathedral city of Canterbury is approximately twenty five minutes by car and offers many cultural facilities including the Cathedral, Marlowe Theatre and a superb selection of shops.

**Ground Floor:**

## Front Entrance

Covered front entrance porch with outside wall light.

## Reception Hall 14'9 x 5'9

With recently fitted composite entrance door having leaded double glazed panel inset, UPVC double glazed window to side with bespoke fitted shutter, Amtico herringbone wood effect flooring, stairs to first floor with understairs store cupboard, underfloor heating control panel regulating heating in kitchen and utility room, dado rail, coved ceiling, radiator.

## Cloakroom

With corner wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, wood panelled walls below dado level, Amtico herringbone wood effect flooring, extractor fan, radiator.

## Family Room 19'7 x 8'3

A useful second reception room, formerly an integral garage and currently used as a playroom, with front aspect UPVC double glazed windows to bay with bespoke fitted shutters, Amtico herringbone wood effect flooring, glazed panel door to reception hall, coved ceiling, radiator.

## Living Room 15'5 x 10'6

With front aspect double glazed windows to bay with bespoke fitted shutters, feature fireplace with coal effect gas fire, coved ceiling, radiator, glazed double doors opening to dining room.

## Dining Room 10'7 x 8'10

With large double glazed window and sliding door to conservatory, Amtico wood effect flooring, coved ceiling, radiator, opening through to kitchen.



### **Kitchen 14'9 x 8'10**

A modern 'Wren' fitted kitchen with quartz worktops and matching upstands, tiled splashbacks and concealed lighting over, inset resin one and a half bowl sink with mixer tap over and integral drainer to worktop, rear aspect UPVC double glazed window looking onto patio and garden, five ring gas hob with extractor over, fitted Bosch coffee machine, double oven and microwave, range of grey wood grain effect store cupboards and drawers, fitted shelving, integrated Bosch dishwasher, fitted and plumbed Samsung American style fridge/freezer, wine cooler, Amtico wood effect flooring with underfloor heating, glazed door to reception hall, open doorway to utility room.

### **Utility Room 5'9 x 5'3**

With side aspect UPVC double glazed window, matching kitchen units and quartz worktop, cupboard housing wall-mounted Worcester Bosch 'Greenstar' gas fired boiler, integrated

Hoover washing machine and tumble dryer, recessed downlighters, extractor fan, Amtico wood effect flooring with underfloor heating.

### **Conservatory 9'5 x 9'2**

With brick base and UPVC double glazed windows over, pitched frosted double glazed roof over and French doors to side opening to patio and garden, Amtico herringbone wood effect flooring with underfloor heating, secondary electric panel heater.

### **First Floor:**

#### **Spacious Landing**

With built-in airing cupboard.

#### **Master Bedroom 14'10 x 10'7**

With front aspect double glazed window, loft hatch with fitted loft ladder (please note, there is a pressurised hot water system installed in the loft space), fitted double wardrobe, coved ceiling, radiator, door to en suite shower room.



### **En Suite Shower Room 5'7 x 5'1**

With frosted double glazed window, shower cubicle, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, vinyl flooring, recessed downlighters, extractor fan, fitted store cabinet and shelving, radiator.

### **Bedroom 12'10 x 10'10 (max points)**

With rear aspect UPVC double glazed window looking onto garden and parkland, recessed fitted double wardrobe, wood panelled walls below dado level, coved ceiling, radiator.

### **Bedroom 12'2 x 9'4**

With front aspect double glazed window, wood effect flooring, coved ceiling, radiator.

### **Bedroom 8'7 x 8'3 (max points)**

With rear aspect UPVC double glazed window with view of parkland, recessed fitted wardrobe, coved ceiling, radiator.

### **Family Bathroom 6'2 x 5'11**

With frosted double glazed window, white suite

comprising panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, recessed downlighters, extractor fan, vinyl flooring, part-tiled walls, radiator.

### **Outside:**

The property enjoys a generous front driveway, laid to brick block paving and providing private parking space for four/five vehicles. There is also gated side access leading through to the rear garden. The garden has been attractively landscaped comprising a central lawned area bordered by well-stocked flower and shrub borders with concealed smart outdoor lighting. Next to the conservatory is a good-sized paved patio area with outside power points, tap and wall light. There is also a children's playhouse and a hot tub to the back corner, as well as a lean-to garden shed (measuring 16'11 x 4'5 internally, with power points and lighting) and a water butt.





Approximate Gross Internal Area = 122 sq m / 1311 sq ft

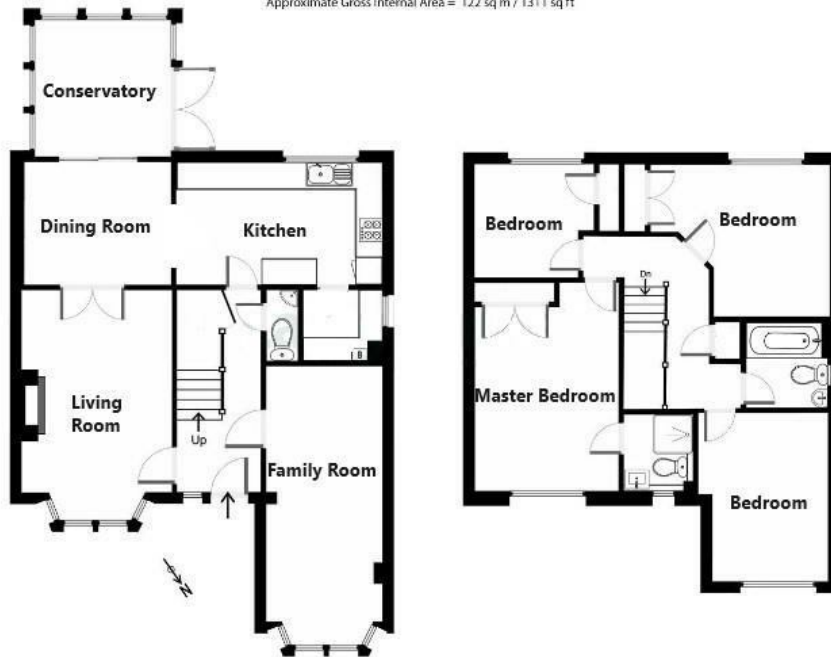


Illustration for identification purposes only; measurements are approximate, not to scale. Outbuildings are not shown in actual location.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** E  
**EPC Rating** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.