



Orchard Valley

Hythe CT21 4EA

- Impressive 1930s Family Home
- Extended, Remodelled & Refurbished
- Modern Kitchen & Separate Utility
- Bathroom & En Suite Shower Room
- Solar Panels
- Four Bedrooms
- Three Reception Rooms
- Home Office/Hobby Room
- Attractive Rear Garden & Large Outbuilding
- Off Road Parking

Offers In Excess Of £650,000 Freehold





Mapps Estates are delighted to bring to the market this impressive four bedroom detached family home conveniently located within level walking distance of the town centre and amenities. The generous and well-proportioned accommodation comprises a welcoming reception hall, a living room with a bay window and log burner, a spacious dining room opening through to a large garden room with bi-fold doors to the rear terrace and garden, a modern kitchen/breakfast room with integrated appliances, a separate utility room/cloakroom, and a home office/hobby 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 current owners have had the property refurbished and remodelled during their ten years of ownership; in addition the roof has been replaced approximately two years ago. The large rear garden is a particular feature of the property having been attractively landscaped and benefitting from a large timber outbuilding. An early viewing of this desirable family home in the heart of Hythe comes highly recommended.

Located on a sought-after 1930s residential development and conveniently within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Ground Floor:

Front Entrance

With pitched roof canopy over, outdoor wall light, composite front door with frosted double glazed panels opening to reception hall.

Reception Hall 14'2 x 6'5

With fitted doormat, Karndean wood effect flooring, stairs to first floor with underfloor store cupboard, corner cupboard housing electric meter, double cloaks cupboard, heating thermostat, coved ceiling, radiator.

Living Room 12'3 (max) x 11'11

With front aspect bay window with UPVC double glazed windows and hillside view, cast iron log burner set onto concrete hearth, Karndean wood effect flooring, coved ceiling, wall light, radiator, opening through to dining room.

Dining Room 11'11 x 10'11

With Karndean wood effect flooring, vertical radiator, coved ceiling, door to reception hall, opening through to garden room.

Garden Room 18'10 (max) x 7'10

With double glazed bi-fold doors opening to terrace and rear garden, recessed downlighters, coved ceiling, Karndean wood effect flooring, vertical radiator, open to kitchen/breakfast room.

Kitchen/Breakfast Room 11'8 x 7'5 (approx)

With rear aspect UPVC double glazed window looking onto garden, 'Howdens' fitted kitchen comprising a range of grey store cupboards and drawers, feature plinth drawers, quartz worktops and upstands, inset one and a half bowl stainless steel sink with integral drainer to worktop, newly-fitted AEG three ring induction hob with two additional gas burners, tiled splashback and Neff extractor canopy over, fitted high level Neff double oven, integrated Neff slimline dishwasher, integral Neff fridge/freezer, matching island unit with quartz worktop and breakfast bar, pull-up power tower and drawers under, recessed downlighters, Karndean wood effect flooring, vertical radiator, coved ceiling.

Utility/Cloakroom 9'7 x 5'1 (max points)

With fitted floor to ceiling store cupboards with space and plumbing for washing machine, tumble dryer, fridge and freezer, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern and shelf over, Karndean wood effect flooring, coved ceiling.



Home Office 11'5 x 6'6

With front aspect UPVC double glazed window, consumer unit, recessed downlighters, built-in storage unit, Karndean wood effect flooring, radiator.

First Floor:

Landing 15' x 9'9 (max points)

With loft hatch and fitted loft ladder (please note there is a Worcester Bosch gas-fired combination boiler and a solar panel inverter installed in the loft), fitted shelved linen cupboard, UPVC frosted double glazed window to side, coved ceiling, radiator.

Bedroom 13'1 x 10'11

With front aspect bay window with UPVC double glazed windows and hillside view, coved ceiling, radiator.

Bedroom 11'11 x 11'

With rear aspect UPVC double glazed window looking onto garden and with hillside view, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 7'6 x 5'11

With UPVC frosted double glazed window, large walk-in shower enclosure with granite effect aquaboard panelling, Mira rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, extractor fan, recessed downlighters, coved ceiling, vinyl flooring, chrome effect heated towel rail.

Bedroom 12'10 x 7'1

With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 12'10 x 7'

With rear aspect UPVC double glazed window looking onto garden and with hillside view, part-coved ceiling, radiator.

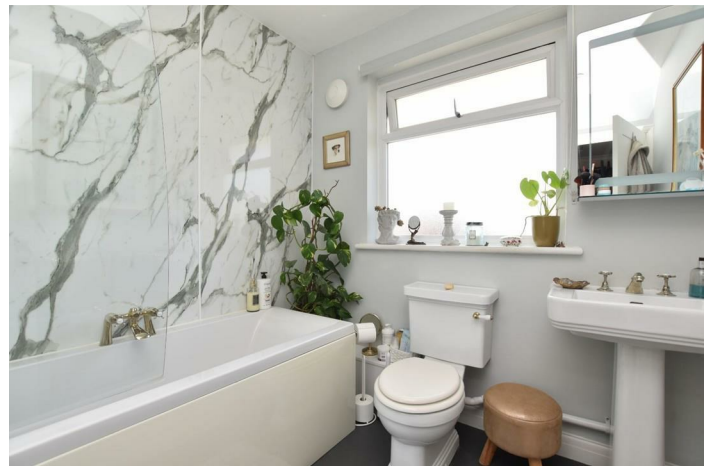
Family Bathroom 7'6 x 6'11

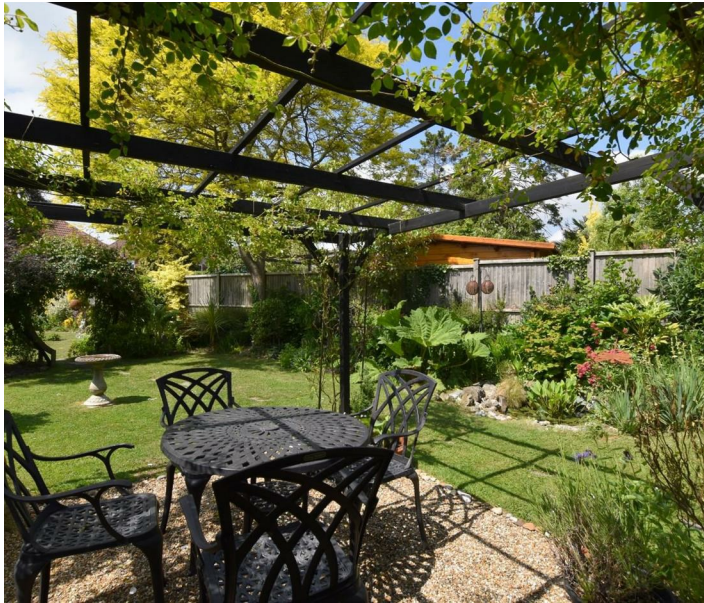
With UPVC frosted double glazed window, panelled bath with granite effect aquaboard panelling, Aqualisa shower and shower screen over, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, vinyl flooring.

Outside:



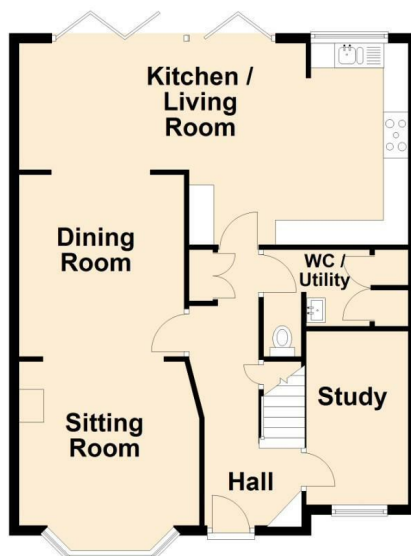
To the front of the property is a driveway with space for two cars, with hedging to the front and shrub borders. A side gate leads through to the lovely rear family garden. There is a paved terrace along the rear of the house with outdoor wall lights and tap. There is a large outbuilding comprising a tool shed, open store lean-to log store and a garden room currently used as a home gym, with power and lighting. The garden is a particular feature of the property, having been beautifully relandscaped by the current owners, with contoured lawns, well stocked shrub and flower borders, and water butts; a feature archway leads through to the rear section of the garden with a further lawn and shrub borders, a wildlife pond, a composting area, and a gravelled seating area with a pergola over.





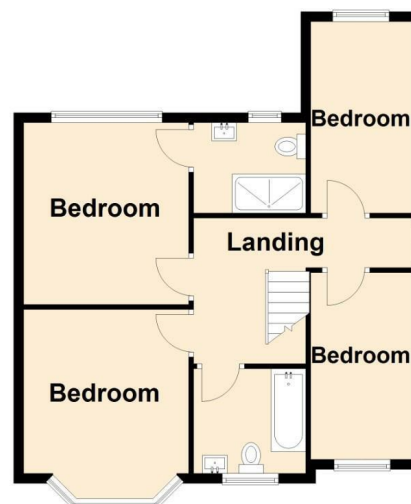
Ground Floor

Approx. 76.4 sq. metres (822.1 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 136.3 sq. metres (1467.0 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.