



49 High Street, Hythe, Kent CT21 5AD



**CAMBERLEY HOUSE,
6 GREEN DRIVE, ETCHINGHILL**

£850,000 Freehold

On an exclusive gated development in the grounds of Etchinghill Golf Course, a stunning newly constructed detached house by Pentland Homes offering accommodation designed to compliment a modern lifestyle. Open plan kitchen/dining room, sitting room, study, 5 bedrooms, 2 en-suites, double garage, parking, gardens. EPC B



Camberley House, 6 Green Drive, Etchinghill CT18 8FL

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Study, Cloakroom, Five Bedrooms (two with En-Suite Shower Rooms), Bathroom, Detached Double Garage, Parking, EV Charging, Gardens to Front, Side and Rear

DESCRIPTION

Situated within an exclusive gated development of just six similarly attractive detached homes, Camberley House enjoys an enviable position within the grounds of Etchinghill's prestigious golf course. This handsome, double-fronted family residence was recently completed by Pentland Homes, a developer held in high regard for their exceptional build quality and meticulous attention to detail. Behind its traditional brick and tile-hung façade lies an interior thoughtfully designed for modern living, featuring a sleek, contemporary finish throughout.

The property benefits from a range of energy-efficient features expected in a home of this calibre, including zoned underfloor heating, LED low-energy lighting, and a Mitsubishi Ecodan air source heat pump. Modern conveniences abound, such as fibre optic broadband, a Wi-Fi booster to the first floor, media points to the living room, and USB double charger sockets throughout.

The accommodation comprises a wide, welcoming entrance hall leading to a generous sitting room and a superb kitchen/dining/family room that spans the width of the house, complete with integrated appliances and quartz worktops. An adjoining utility room, study, and cloakroom complete the ground floor. Upstairs, there are four double bedrooms, two of which feature en-suite shower rooms, along with a fifth generous single bedroom currently used as a study and a well-appointed family bathroom.

Occupying a generous plot, the property enjoys gardens to the front, side, and rear – the latter being delightfully secluded and benefiting from a south-westerly aspect. A spacious terrace provides the perfect setting for alfresco dining and entertaining. The home is complemented by a detached double garage, a double-width driveway, and an EV charging point.

SITUATION

Set within the Kent Downs, an Area of Outstanding Natural Beauty, Etchinghill enjoys a delightfully rural atmosphere while remaining exceptionally accessible. The nearby village of Lyminge offers a range of local amenities including a village store, newsagent, pharmacy, church, and welcoming pubs. There is also an excellent primary school and a bowls club.

To the south, the Cinque Ports town of Hythe (approximately 3.5 miles) and the larger town of Folkestone (around 5 miles) provide a wide variety of facilities, while to the north lies the Cathedral City of Canterbury, about 13 miles away. Etchinghill itself benefits from a highly regarded golf course and a well-thought-of village pub. Regular bus services to Canterbury and Hythe are available from nearby stops, providing convenient access to a range of secondary and higher education establishments, both state and independent.

Hythe offers an excellent array of amenities including four supermarkets (Sainsbury's, Aldi, and Waitrose among them), a bustling High Street with independent shops, cafés, and restaurants, as well as doctors and dentists' surgeries. There are also numerous sports and leisure facilities including golf courses and a swimming pool.

The M20 motorway (Junction 11) is just a short drive away, providing quick connections to the wider motorway network and the Port of Dover. The Channel Tunnel Terminal is also within a few minutes' drive. Mainline rail services are available from Folkestone, including the high-speed link to London St Pancras in under an hour, which can also be accessed from Ashford International.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with double-glazed windows to either side, parquet flooring in a greyed oak finish in a herringbone design with underfloor heating, access to deep cloaks cupboard, staircase to first floor, access to understairs storage cupboard, doors to:

SITTING ROOM

Parquet flooring in a greyed oak finish in a herringbone design with underfloor heating, double-glazed window to front enjoying a pleasant open aspect towards the golf course, pair of tall, double-glazed windows to side.

KITCHEN/DINING ROOM

A generous space spanning the full width of the property with parquet flooring in a greyed oak finish in a herringbone design with underfloor heating, the **kitchen area** with a comprehensive range of base cupboard and drawer units in a contemporary shaker style incorporating integrated dishwasher, deep pan drawers, square edged quartz work tops undermounted with deep butler's style sink with mixer tap and inset with multi-point Siemens induction hob, coordinating upstands, contrasting wall cupboards with extractor hood above the hob, integrated Siemens eye level, double oven, pair of integrated fridges, pair of integrated freezers beneath, recessed lighting, pair of double-glazed casement doors with double-glazed windows to either side opening to and overlooking the rear garden, two further double-glazed windows overlooking the rear garden, door to:

UTILITY ROOM

Base cupboard with recesses to side and provision for washing machine and tumble dryer with quartz worktop and coordinating upstands, deep walk-in storage cupboard, parquet flooring in a greyed oak finish in a herringbone design with underfloor heating,

UPVC and double-glazed door to side opening to the garden.

STUDY

Parquet flooring in a greyed oak finish in a herringbone design with underfloor heating, double-glazed window to front enjoying a pleasant open aspect towards the golf course.

CLOAKROOM

Fitted with a contemporary suite comprising close coupled WC and wall hung wash basin with mixer tap and tiled splash back, parquet flooring in a greyed oak finish in a herringbone design with underfloor heating, recessed lighting, extractor fan.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, access to deep heated linen cupboard housing pressurised hot water cylinder, radiator, doors to:

PRINCIPAL BEDROOM

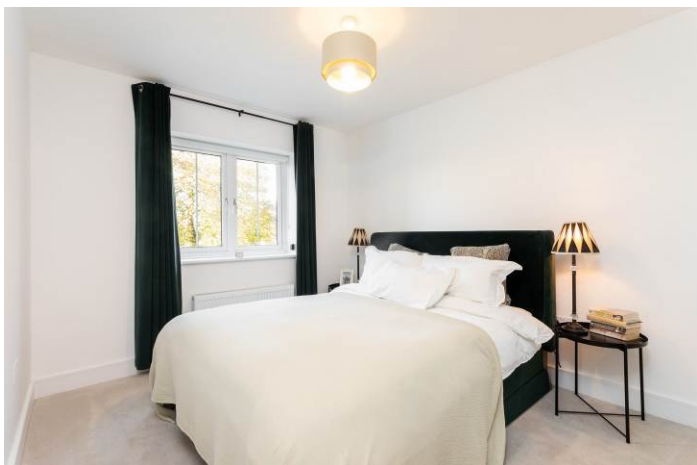
Walk-in wardrobe area equipped with fitted wardrobe cupboards, shelving, flights of drawers and dressing table, double-glazed window to front enjoying a pleasant open aspect towards the golf course, radiator, door to:

ENSUITE SHOWER ROOM

Fitted with a contemporary suite comprising twin sized tiled shower enclosure fitted with monsoon shower and separate handheld attachment, close coupled WC, pedestal wash basin with mixer tap, shaver point, recessed lighting, extractor fan, obscured double-glazed window to side, heated ladder rack towel rail.

BEDROOM TWO

Double-glazed window to front enjoying a pleasant open aspect towards the golf course, radiator, door to:





EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with monsoon shower and separate handheld attachment, close coupled W.C., pedestal washbasin with mixer tap, localised tiling, recessed lighting, extractor fan, shaver point, obscured double-glazed window to side, heated ladder rack towel rail.

BEDROOM THREE

Built-in wardrobe cupboard, double-glazed window to rear overlooking the garden, radiator.

BEDROOM FOUR

Double glazed window to rear overlooking the garden, radiator.

BEDROOM FIVE

Double-glazed window to front enjoying a pleasant open aspect towards the golf course, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath set within a tiled surround and with mixer tap, tiled shower enclosure fitted with monsoon shower with separate handheld attachment, close coupled WC, wall hung wash basin with mixer tap and flight of vanity drawers below, shaver point, recessed lighting, extractor fan, obscured double glazed window to rear, wall mounted heated ladder rack towel rail.

OUTSIDE

Camberley House sits well within its plot and is surrounded by gardens to all sides with the **front garden** being laid extensively to lawn encompassed by a low evergreen hedge with a natural stone-paved pathway leading to the open **oak-framed porch** before the front door. There are borders planted with various

shrubs and other plants including japonica, fatsia, skimmia, hebe, roses, hydrangeas and rosemary amongst others. The pathway continues to the side of the property where a gate gives access to the side and rear garden.

REAR GARDEN

Directly to the rear of the house and spanning the width of it is a terrace paved in natural stone extending to the remainder of the garden which is encompassed by a combination of brick-built walls and close-boarded timber-panelled fencing with the garden being laid extensively to lawn.

To the side of the house is the **air source heat pump**.

From the rear garden, a gate gives access to a **double width driveway** with **EV charging point**, providing parking for two vehicles and access to the:

DETACHED DOUBLE GARAGE

Of brick-built construction beneath a pitched tiled roof with a pair of electronically operated up and over doors to front, power and light.

EPC Rating Band B

COUNCIL TAX

Band G approx. £4,131.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

SERVICE CHARGE

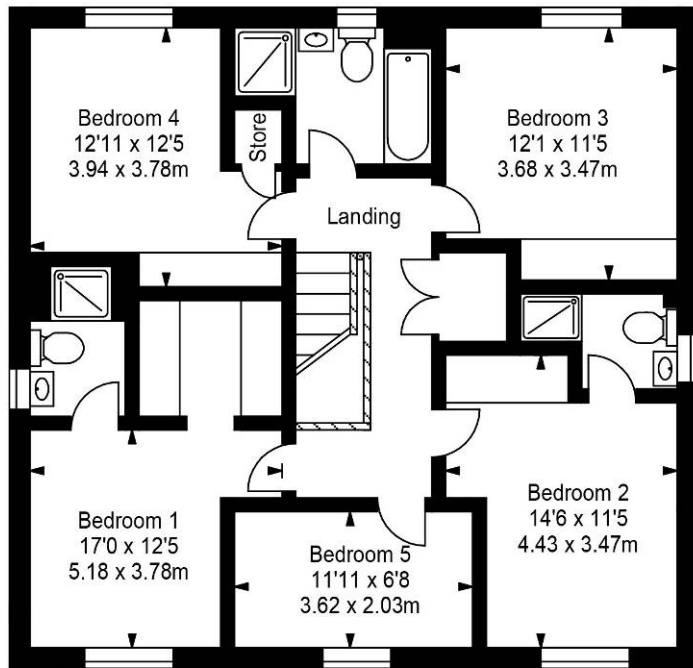
We are advised that there is an annual service charge for the common parts of £1079.

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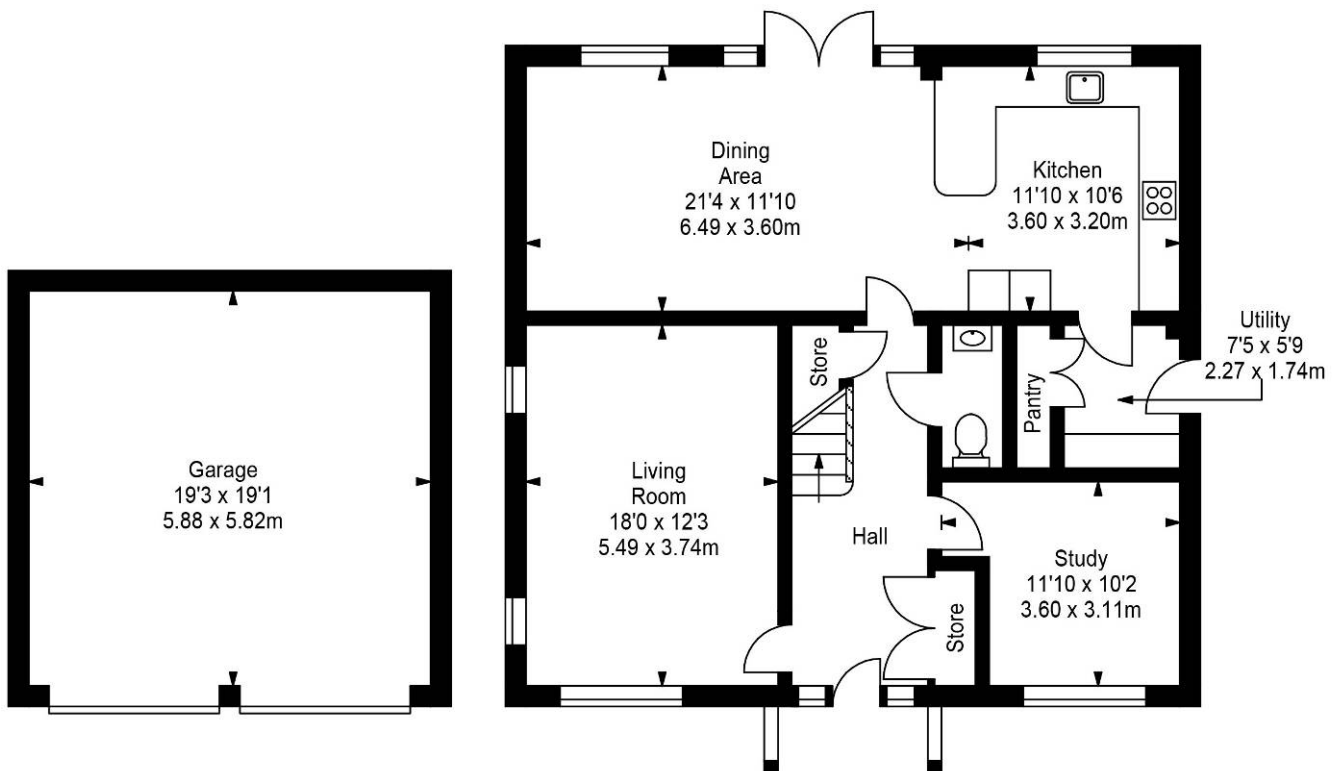


Green Drive, Etchinghill

Approximate Gross Internal Area :-
 Ground Floor :- 87.33 sq m / 940 sq ft
 First Floor :- 86.49 sq m / 931 sq ft
 Garage :- 34.19 sq m / 368 sq ft
 Total :- 208.00 sq m / 2239 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com