



49 High Street, Hythe, Kent CT21 5AD



**SORREL HOUSE
TEDDARS LEAS ROAD, ETCHINGHILL**

£795,000 Freehold

A superb modern property in an idyllic village location, offering versatile accommodation which has been designed to compliment a modern lifestyle and totals circa 2425 sq ft plus the double garage. Two reception rooms, kitchen/dining/living space, four bedrooms (two en-suites), delightfully secluded garden. EPC A.



Sorrel House

Teddars Leas Road, Etchingill CT18 8DA

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Dining/Living Space,
Utility Room, Cloakroom,
Four Bedrooms (two with en-suites and the principal with walk-in
wardrobe), Bathroom
Detached Double Garage, Ample Parking, Delightful Gardens**

DESCRIPTION

Sorrel House is a thoughtfully designed, substantial property which is understood to have been completed circa 2017. As such it offers all of the modern conveniences one would expect of a property of this calibre such as underfloor heating throughout the ground floor, solar panels, a water softener and a high specification finish throughout.

The accommodation is of particularly comfortable proportions, totals circa 2425 square feet (plus the double garage) and has been cleverly designed to compliment a modern lifestyle. It comprises a welcoming entrance hall leading to a generous open plan kitchen/dining/living space with a wide expanse of bi-folding doors opening to and uniting the space with the garden, a sleek modern installation of cabinetry with integrated appliances and leading to a separate utility room. There is a large sitting room with a cosy woodburning stove and a further reception room currently utilised as a formal dining room. There is also a cloakroom completing the ground floor. The spacious landing leads to four double bedrooms, the principal room with en-suite bathroom and walk-in wardrobe, the second bedroom also with an en-suite shower room and a family bathroom.

The delightfully secluded garden is quite exceptional having been created with a great deal of attention to detail ensuring year round interest from the carefully considered planting scheme and incorporating various areas designed for alfresco entertaining. There is a double garage to the front and ample parking.

SITUATION

Set in the Kent Downs, an area of outstanding natural beauty, Etchingill enjoys a delightfully rural feeling yet remains incredibly accessible to the nearby village of Lyminge with its village store, newsagent, pharmacy, church and pubs. There is also an excellent primary school and bowls club. Also to Hythe and the larger town of Folkestone to the south (approx. 3.5 and 5 miles distant respectively) and to the North, the Cathedral City Of Canterbury (approx. 13 miles distant). Etchingill itself enjoys a highly regarded golf course and very well thought of village pub. Bus stops are very close by where regular services to Canterbury and Hythe can be found making access to higher education facilities, both state and public schools, very simple.

The Cinque Ports Town of Hythe, provides a wide range of amenities including 4 supermarkets (including Sainsbury, Aldi and Waitrose), a bustling High Street with various independent shops, cafes and restaurants, doctors and dentists surgeries, etc., together with a selection of sports and leisure facilities including golf courses and swimming pool. The motorway network (M20, Junction 11) is within a relatively short drive from the property (approx 5 miles), providing easy access to the motorway network and the ferry port of Dover. The Channel Tunnel Terminal is within a few minutes drive. Ashford International Passenger Station, with Eurostar services to Paris and Brussels is approximately 12 miles away, mainline rail services are accessible at Folkestone including the high speed passenger service to St Pancras with a journey time of under an hour.

The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, access to under stairs storage area, timber effect flooring, doors to:-

SITTING ROOM

Fireplace recess inset with woodburning stove, double glazed window overlooking the front garden, door to entrance hall.

DINING ROOM

Double glazed window to front.

CLOAKROOM

Low-level WC, wash basin with vanity cupboard below, obscure double glazed window to side, recessed lighting, extractor fan, timber effect flooring.

OPEN PLAN KITCHEN/DINING/LIVING AREA

With timber effect flooring throughout.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch dishwasher, Bosch double oven and fridge freezer, square edged quartz worksurfaces inset with under mounted 1 ½ bowl sink with mixer tap and grooved drainer to side, Bosch induction hob with extractor hood above, coordinating up-stands, coordinating island with square edged quartz worksurface and cupboards and drawer beneath, further bank of coordinating units incorporating space and plumbing for freestanding American style fridge/freezer flanked by a pair of full height pull-out larder cupboards, double glazed window overlooking the rear garden, recessed lighting, door to utility room.

DINING/LIVING SPACE

Double glazed bi-fold doors overlooking and giving access to the rear garden, double glazed window to side, recessed lighting.

UTILITY ROOM

Well fitted with a range of base cupboards and full height storage cupboards (one housing the Worcester gas boiler and water

softener), square edged worksurface inset with sink and drainer unit with mixer tap, splashback, recess and plumbing for washing machine, recessed lighting, timber effect flooring, double glazed window to rear, door to side.

FIRST FLOOR LANDING

Obscure double glazed window over stairwell, access to loft space, door to airing cupboard housing the hot water cylinder, radiator, doors to:-

BEDROOM 1

Double glazed window overlooking the rear garden, door to walk-in wardrobe cupboard, radiator, door to:-

EN-SUITE BATHROOM

Twin sized tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, freestanding bath with central mixer tap and handheld shower attachment, low level WC, twin wash basins with vanity drawers below, shaver point, heated ladder rack towel rail, tiled walls, tiled floor, recessed lighting, extractor fan.

BEDROOM 2

Fitted wardrobe cupboard concealed by sliding doors, double glazed window to front, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wall hung wash-basin, low-level WC, heated ladder rack towel rail, obscure double glazed window to side, extractor fan, part tiled walls, tiled floor.

BEDROOM 3

Double glazed window to rear overlooking the garden, radiator.

BEDROOM 4

Double glazed window to front, radiator.





BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC, tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, wall hung wash basin with vanity drawers below, obscured double glazed window to front, tiled walls, tiled floor, heated ladder rack towel rail, recessed lighting, extractor fan.

FRONT GARDEN

The garden to the front of the property is set behind a picket style fence with an area of lawn edged by an escallonia hedge and with a central bed planted with mahonia, a rowan tree and hydrangea, amongst others. A generous block paved driveway provides off-road parking and turning for a number of vehicles together with access to the detached double garage. Directly to the front of the house is an area topped with shingle for ease of maintenance and dotted with various shrubs, herbaceous and other plants including mahonia, hellebores, ornamental grasses and a box hedge. A maturing wisteria is supported against the adjacent fence alongside which a gate gives access to the rear garden. There is also access on the opposite side of the property to the:

REAR GARDEN

Directly to the rear of the house is a generous terrace paved in Indian sandstone and spanning the width of the property. Part of the area is shaded by an attractive "Dunster House" oak framed enclosed pergola. Beyond the Terrace is a generous expanse of lawn edged by sculpted borders which have been thoughtfully planted to provide year round interest and incorporate a wide variety of shrubs, herbaceous and other plants including pittosporum, hydrangea, mahonia, ceanothus, peonies, photinia and a range of other specimens. There are also various ornamental trees including a eucalyptus,

silver birch, ornamental cherry and an acacia. At the far end of the garden is an attractive timber framed pergola spanning a further paved terrace. A further pergola covers a circular terrace utilised by the current owners as a barbecue area. There is a generous timber framed garden shed/summer house which is supplied with power and lighting. Before this is a small raised vegetable bed. The garden as a whole is well enclosed by close boarded timber panelled fencing. Outside lighting, outside tap.

EPC Rating Band A

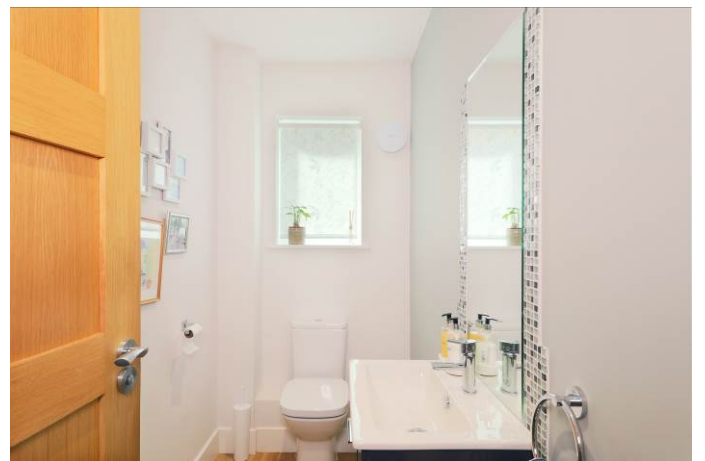
COUNCIL TAX

Band E approx. £2723.40 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

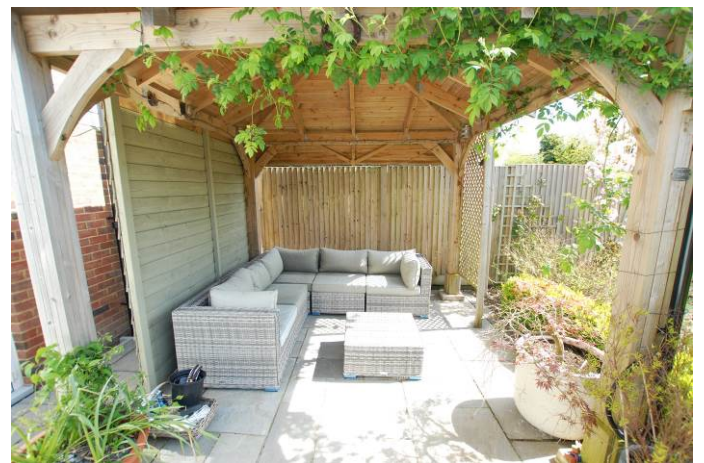
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





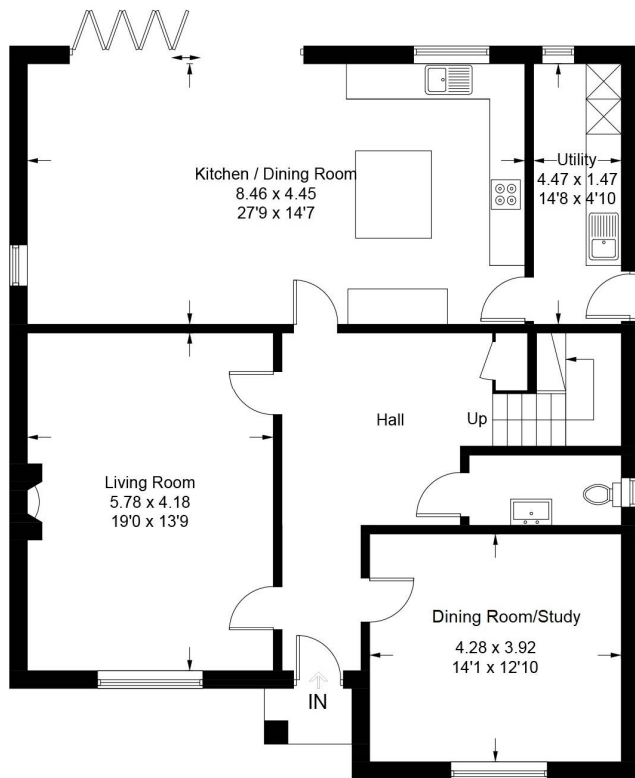




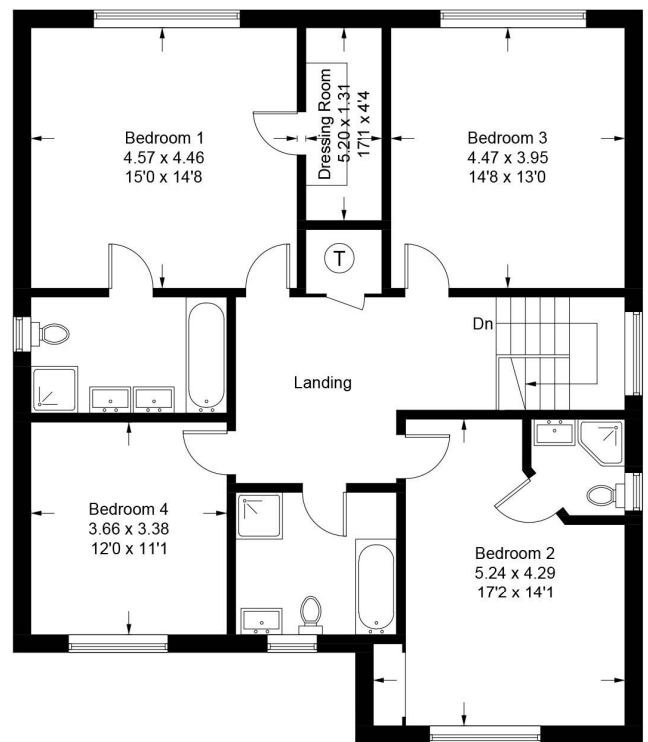


Sorrel House, Etchinghill, CT18

Approximate Gross Internal Area
Ground Floor = 113.1 sq m / 1217 sq ft
First Floor = 112.2 sq m / 1208 sq ft
Total = 225.3 sq m / 2425 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963017)