



49 High Street, Hythe, Kent CT21 5AD



**102 ORCHARD VALLEY,
HYTHE**

£425,000 Freehold

Situated on a peaceful cul-de-sac within a reasonable walk of the High Street, this semi-detached house has been the subject of an extensive renovation over the last year or so resulting in an impeccably presented two bedroom property with a stunning kitchen/dining room, sitting room, gardens and parking. EPC tbc.



102 Orchard Valley, Hythe CT21 4EB

Sitting Room, Open Plan Kitchen/Dining Room, Two Double Bedrooms, Shower Room, Gardens to Front and Rear, Ample Parking

DESCRIPTION

Situated on a popular cul-de-sac, in a peaceful enclave moments from the Royal Military Canal, this attractive semi-detached house has been the subject of an extensive renovation in recent months with meticulous attention to detail. The result is an impeccably presented property with an excellent standard of finish throughout the very comfortably proportioned accommodation.

The accommodation includes a cosy sitting room with wood burning stove, a generous open plan kitchen/dining room, the dining room also with a wood burning stove, the kitchen incorporating a suite of integrated appliances, quartz worktops and ample storage. On the first floor there are two double bedrooms and a smartly equipped shower room.

The gardens are also delightful with a beautifully landscaped garden to the rear incorporating an elevated decked terrace. To the front there is a generous driveway providing ample off road parking.

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:

OPEN PLAN KITCHEN/DINING ROOM

Entered via a timber effect composite door, staircase to 1st floor. Set in two defined

spaces united by timber effect flooring throughout.



DINING AREA

Woodburning stove set into fireplace recess upon a polished stone hearth, access to under stairs storage cupboard, double glazed windows to side, radiator, door to sitting room, open plan to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, integrated washing machine, integrated fridge and freezer, square edged quartz work surface inset with induction hob with extractor fan above and coordinating quartz splashback, undermounted Butler's sink with mixer tap and grooved drainer to side, coordinating up stands, co-ordinating wall cupboards, Bosch integrated double oven, coordinating island with quartz worksurface, wall mounted Worcester gas boiler, double glazed window to side and double glazed door to rear garden, double glazed roof light.

SITTING ROOM

Woodburning stove set into fireplace recess upon a polished stone hearth, double glazed windows to front and double glazed window to side, timber effect flooring, radiator.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:-

BEDROOM 1

Attractive cast iron fireplace, double glazed window to front, timber effect flooring, radiator.

BEDROOM 2

Attractive cast iron fireplace, double glazed window to side, timber effect flooring, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, wash basin with mixer tap and vanity cupboard below, opaque double glazed window to side, recessed lighting, timber effect flooring, radiator.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing with a shingle terrace encompassing the rear of the house edged by a border planted with various hydrangeas, sedum and herbaceous plants. Beyond this there is an expanse of lawn edged by borders well stocked with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a slightly elevated decked terrace, the perfect environment for alfresco dining and entertaining, backed by a raised border stocked with various other plants. Within the garden there is a timber framed shed supplied with power and lighting together with a wood store.

EPC Rating Band tbc

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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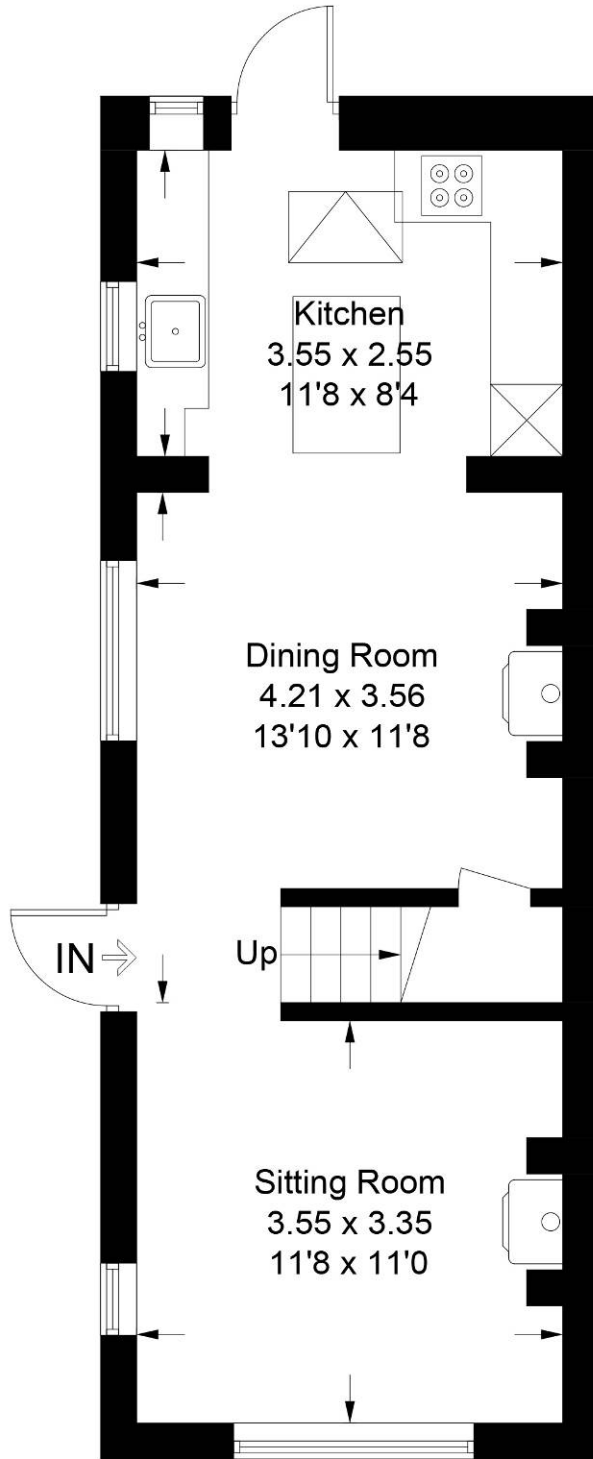




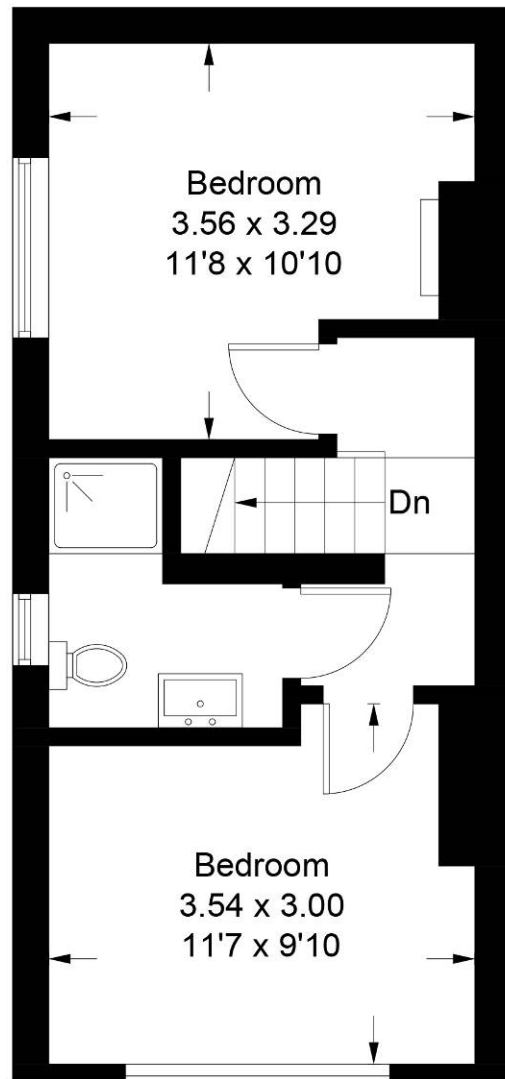


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Approximate Gross Internal Area
Ground Floor= 38.0 sq m / 409 sq ft
First Floor = 30.2 sq m / 325 sq ft
Total = 68.2 sq m / 734 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1149722)