



49 High Street, Hythe, Kent CT21 5AD



1 UPSTREET COTTAGES, CANTERBURY ROAD, ETCHINGHILL

£350,000 Freehold
NO ONWARD CHAIN

This well proportioned semi detached house is well situated in a sought after village in The Elham Valley. The property would now benefit from general updating but has the potential to create a very comfortable home with three bedrooms, sitting room and kitchen/dining room. Large workshop, parking, 150ft garden. EPC C



1 Upstreet Cottages

Canterbury Road, Etchinghill CT18 8BS

**Entrance Hall, Sitting Room, Kitchen/Dining Room,
Rear Lobby/Utility Room, Cloakroom, Three Bedrooms,
Bathroom**

Gardens to Front and Rear, Substantial Workshop

DESCRIPTION

This well proportioned semi detached house is being offered for sale with the benefit of no onward chain. The property would now benefit from general updating and improvement but does however, offer the potential to create a very comfortable home tailored to suit the purchasers own tastes and requirements, is considered well worthy of any expenditure required and has been priced accordingly.

The comfortably proportioned accommodation comprises an entrance hall leading to the dual aspect sitting room and a triple aspect kitchen/dining room. Beyond this is the rear lobby/utility room and the cloakroom. On the first floor there are three very comfortable bedrooms and a bathroom.

The driveway at the side of the house provides ample off street parking and leads to a very substantial workshop which is positioned within the 150ft long rear garden which is laid extensively to lawn.

SITUATION

Set in the Kent Downs, an area of outstanding natural beauty, Etchinghill 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). Etchinghill itself enjoys a highly regarded golf course and very well thought of village pub. Bus stops are accessible 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, is approximately 12 miles away, mainline rail services are accessible at Folkestone including the high speed passenger service to London St Pancras with a journey time of under an hour.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a uPVC door with double glazed windows to either side, door to:-

ENTRANCE HALL

Stairs to 1st floor, access to cloaks cupboard, doors to:-

SITTING ROOM

Double glazed windows overlooking the front and rear gardens, coved ceiling, two radiators.

KITCHEN/DINING ROOM

Fitted with a range of cupboards and drawer units incorporating recess and plumbing for washing machine, work surface Inset with sink and drainer unit with mixer tap, wall mounted Worcester gas boiler, space for freestanding electric oven with extractor hood above, double glazed windows to front, rear and side, radiator.

UTILITY ROOM/REAR LOBBY

Access to understairs storage cupboard and further storage cupboard, work surface with cupboards below, coordinating wall cupboards, double glazed window to side and double glazed door giving access to the rear garden, door to:-

CLOAKROOM

Close coupled WC, radiator, obscure double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to rear, doors to:-

BEDROOM 1

Double glazed window to front, wall light point, radiator.

BEDROOM 2

Built-in wardrobe cupboard, double glazed window to front, radiator.

BEDROOM 3

Double glazed window overlooking the rear gardens and with view across open countryside, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC, wall hung corner wash basin, access to airing cupboard housing factory lagged hot water cylinder, obscured double glazed window to rear, tiled walls, heated ladder rack towel rail.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a blocked paved terrace leading to the remainder of the garden which is laid to lawn with a central pathway and is well enclosed by timber panelled fencing.

WORKSHOP

Of prefabricated construction, power and light.

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is laid to lawn. A block paved driveway to the side of the property provides ample off-road parking.

EPC Rating Band C

COUNCIL TAX

Band D approx. £2228.24 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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



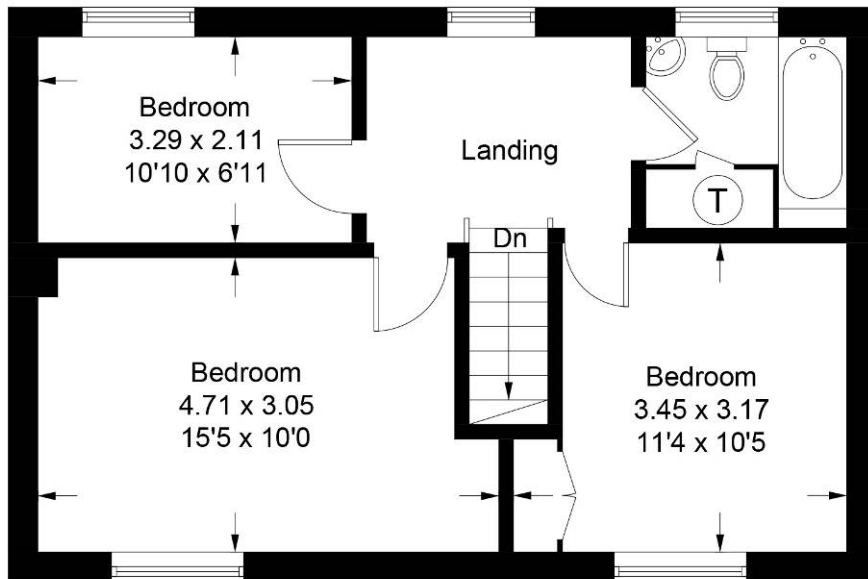




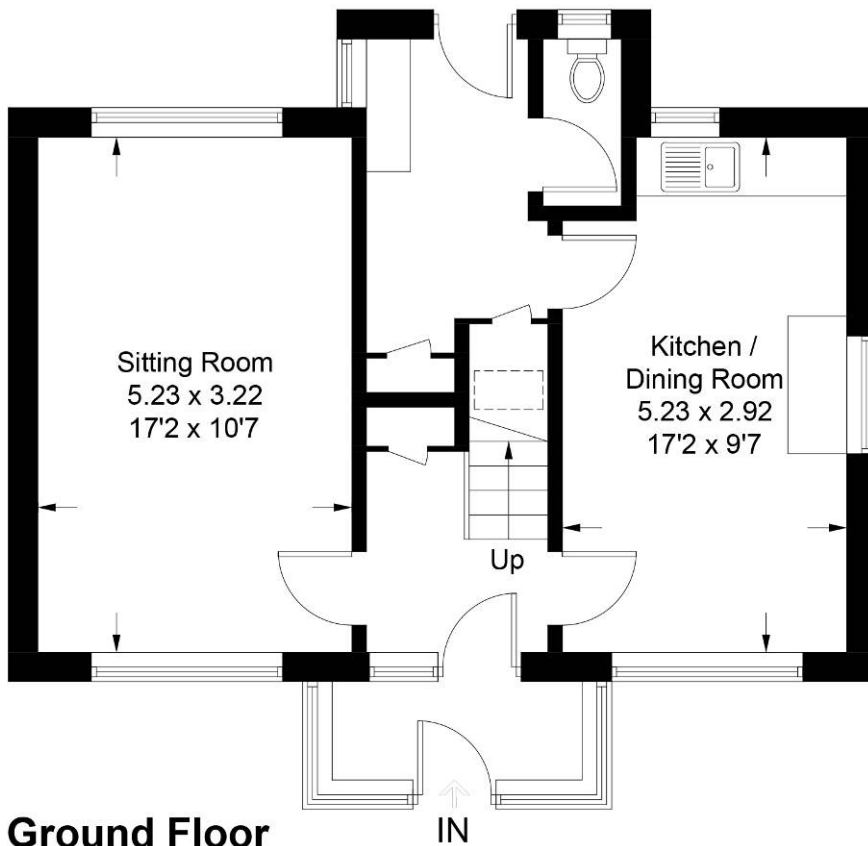
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Upstreet Cottages, Etchinghill, CT18

Approximate Gross Internal Area
Ground Floor = 49.5 sq m / 533 sq ft
First Floor = 43.3 sq m / 466 sq ft
Total = 92.8 sq m / 999 sq ft



First Floor



Ground Floor

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