



49 High Street, Hythe, Kent CT21 5AD



2 CHURCH VILLAS, PILGRIMS WAY, POSTLING

£475,000 Freehold
No Onward Chain

An impeccably presented three bedroom semi detached house which enjoys an idyllic setting within an area of outstanding natural beauty. The property enjoys very comfortably proportioned living accommodation with two reception rooms and a kitchen/dining room. Oak framed garage, parking and gardens. EPC E



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2 Church Villas, Pilgrims Way, Postling CT21 4EY

**Sitting Room, Kitchen/Dining Room, Family Room, Cloakroom,
Three Bedrooms, Bathroom,
Garage, Ample Parking, Gardens to Front, Side and Rear**

DESCRIPTION

Situated in the heart of the village, this charming semi detached property has been extensively improved by the current owners and now offers beautifully presented accommodation which is of particularly comfortable proportions with attractive views of the gardens and adjoining countryside from virtually every vantage point.

The accommodation comprises a spacious sitting room with cosy wood burning stove, a stunning kitchen/dining room with integrated appliances, a family room and cloakroom. On the first floor there are three comfortable bedrooms and a bathroom which is fitted in a smart, traditional style.

There are pretty gardens surrounding the house to three sides with various seating areas for alfresco dining and entertaining. Within the garden is an outbuilding providing a utility room and to the far end of the garden the driveway provides off road parking for a number of vehicles and access to the detached oak framed garage. The property is being sold with the benefit of no onward chain.

SITUATION

The pretty village of Postling with its Norman Church and Village Hall, is situated at the edge of the North Downs and at the foot of the Elham Valley within idyllic countryside which is classed as an area of outstanding natural beauty. The property is conveniently situated for access to Hythe (approximately 3.5 miles distant) and Lyminge (approximately 2 miles distant).

Lyminge is a well served village with local shops, surgeries, library and well regarded primary school. Hythe enjoys a bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc., an attractive, unspoilt seafront, the picturesque Royal Military Canal and a variety of sports and leisure facilities including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20, junction 11. The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (12.5 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

SITTING ROOM

Entered via a timber panelled and double glazed door, attractive exposed brick chimney breast with wood burning stove set on a tiled hearth beneath a timber

bressummer beam, wall light points, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, bay with double glazed sash windows to front, further double glazed sash window to front, contemporary column radiators, door to:

KITCHEN/DINING ROOM

A generous space well fitted with a comprehensive range of base, cupboard and drawer units in a contemporary Shaker style, incorporating integrated dishwasher and double oven, square edged woodblock work surfaces, inset with four burner Siemens induction hob and one and a half bowl ceramic sink and drainer with mixer tap, range of coordinating wall cupboards incorporating glazed display cabinets, integrated fridge and freezer, full height shelved larder cupboard incorporating wine rack and flights of drawers, Karndean flooring in a limestone finish, recessed lighting, two double glazed sash windows to rear overlooking the rear garden, timber panelled and double glazed door opening to and overlooking the rear garden, contemporary column radiator, access to understairs storage cupboard, panelled and glazed door to:

FAMILY ROOM

Polished timber flooring, access to loft space, sash windows to front, side and rear overlooking the gardens and enjoying pleasant countryside views, timber panelled and double glazed door opening to the garden, radiators, door to:

CLOAKROOM

Low level WC, pedestal wash basin, tiled floor, double glazed window to side, further window to rear overlooking the garden, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side enjoying pleasant views of the countryside, doors to:

BEDROOM

Attractive painted cast iron fireplace surround, coved ceiling, bay with double glazed windows to front enjoying pleasant open countryside views, contemporary column radiator.

BEDROOM

Painted cast iron fireplace surround, built-in cupboard housing Worcester gas-fired boiler, coved ceiling, double glazed sash window to rear overlooking the garden, contemporary column radiator.

BEDROOM

Coved ceiling, double glazed window to front, contemporary column radiator.

BATHROOM

Well fitted with a traditional style suite incorporating freestanding twin ended roll top bath raised on chrome claw feet with water spout and separate handheld shower with thermostatically controlled monsoon shower above, pedestal wash basin, low-level WC, tiled floor, localised tiling, extractor fan, double glazed sash window to rear overlooking the garden and enjoying pleasant open countryside views, heated towel rail incorporating column radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid largely to lawn incorporating various specimen fruit trees and a pathway paved in natural stone leading to a flight of steps to the front door. This continues to the side of the property where there is a paved terrace and the path continues alongside the house to the:

REAR GARDEN

Which is laid extensively to lawn and is enclosed by various mature shrubs and other plants including pittosporum, a specimen palm tree, rhododendron and beech hedging. There is a generous terrace paved in natural stone to the rear of the house alongside which is the:



UTILITY ROOM

Entered via a timber panelled door, well fitted with a range of contemporary base cupboard and drawer units with space and provision for washing machine and tumble drier, square edged worktops inset with stainless steel sink with mixer tap, range of coordinating wall cabinets.

To the far end of the garden a driveway provides off-road parking for a number of vehicles and access to the:

OAK-FRAMED GARAGE

With catslide roof covering a log and bin store to the side. Power and lighting.

EPC Rating Band E

COUNCIL TAX

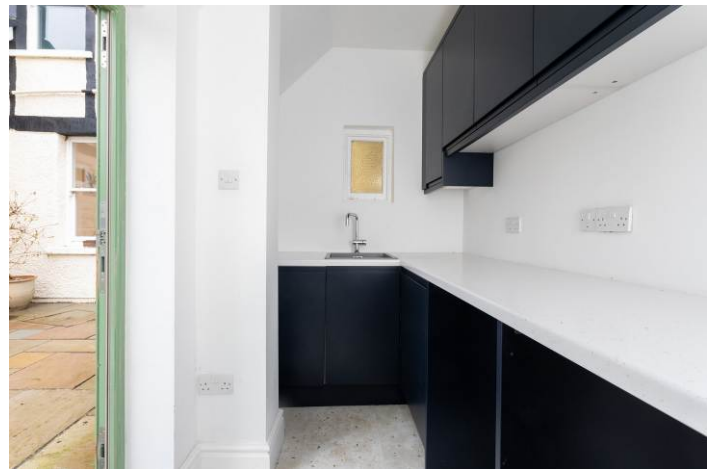
Band E approx. £2,917.77 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







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Approximate Gross Internal Area :-

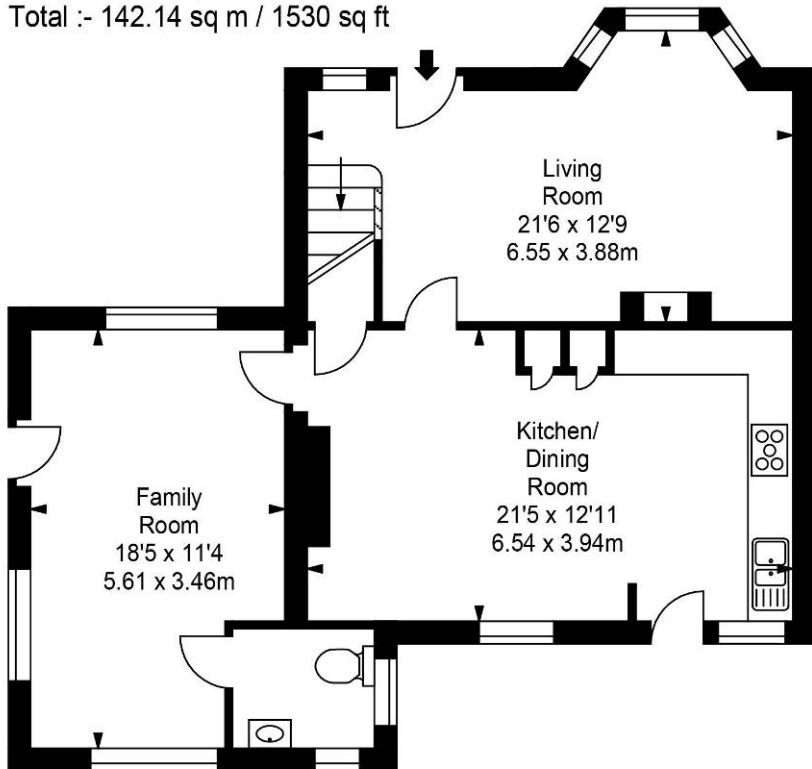
Ground Floor :- 70.14 sq m / 755 sq ft

First Floor :- 48.22 sq m / 519 sq ft

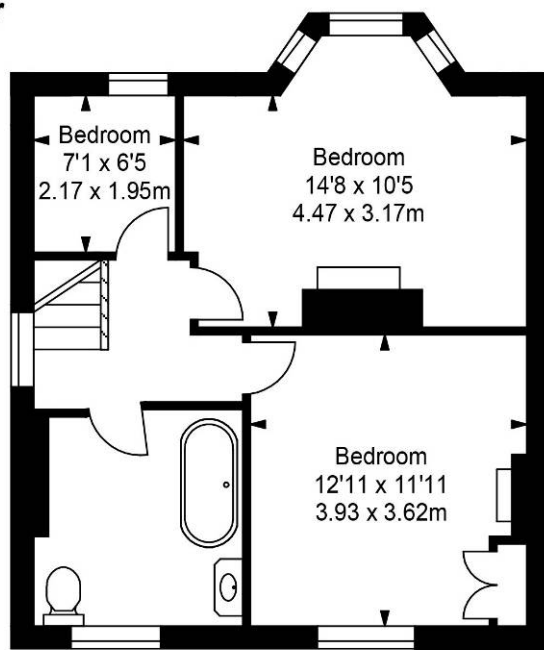
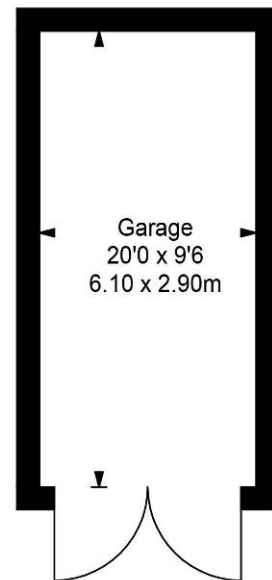
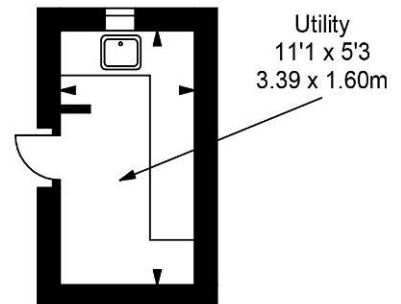
Garage :- 17.65 sq m / 190 sq ft

Utility :- 6.13 sq m / 66 sq ft

Total :- 142.14 sq m / 1530 sq ft



Ground Floor



First Floor

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