

OVER 60?

Secure this property
for up to **59% less!**



Guide Price
£650,000
Freehold

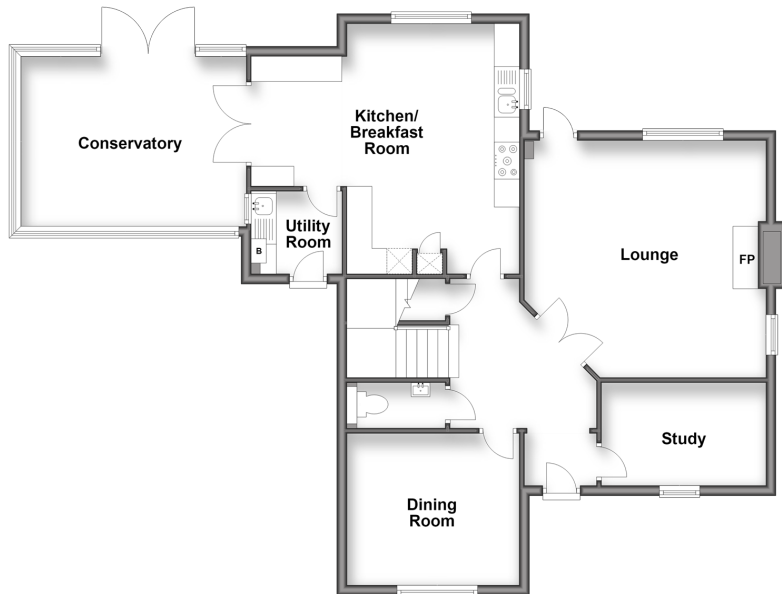
5x  2x  3x 

The Orchids, Canterbury Road, Etchingill,
Kent, CT18

Wards
Helping you move forwards

Ground Floor

Approx. 95.1 sq. metres (1023.4 sq. feet)



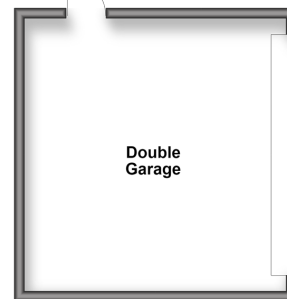
First Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



Outbuilding

Approx. 27.9 sq. metres (300.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall: 10'2 x 9'8 (3.10m x 2.95m)

Dining Room: 11'3 x 9'8 (3.43m x 2.95m)

Study: 10'5 x 6'8 (3.18m x 2.03m)

Lounge: 15'9 x 15'4 (4.80m x 4.68m)

Kitchen/Breakfast Room: 19'0 x 15'4 (5.80m x 4.68m)

Utility Room: 6'5 x 5'9 (1.96m x 1.75m)

Conservatory: 15'4 x 11'10 (4.68m x 3.61m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'4 (4.09m x 3.46m)

En-Suite Shower Room

Bathroom: 8'8 x 6'5 (2.64m x 1.96m)

Bedroom 2: 13'3 x 11'4 (4.04m x 3.46m)

Bedroom 3: 12'1 x 8'10 (3.69m x 2.69m)

Bedroom 4: 10'4 x 8'10 (3.15m x 2.69m)

Bedroom 5: 6'10 x 6'6 (2.08m x 1.98m)

OUTBUILDING

Double Garage

OUTSIDE

Off Road Parking

Front & Rear Gardens



Main features

- Impeccably presented, handsome house, sought after village location
- Beautiful kitchen/breakfast room, separate utility room
- Lounge, dining room and study
- Principal bedroom with en-suite shower room
- Family bathroom, downstairs cloakroom
- There is a possibility there are bats in the loft



Nearest Schools

Primary Schools: Lyminge C of E Primary 1.3 miles, Folkestone, St Martin's C of E Primary 2.0 miles, Cheriton Primary 2.0 miles
Secondary Schools: Brockhill Park Performing Arts College 2.4 miles, Pent Valley School 2.5 miles



Transport Information

Train Stations: Sandling 2.1 miles, Westenhanger 2.8 miles, Fast link to St Pancras from Folkestone West 2.9 miles



Address

The Orchids, Canterbury Road, Etchinghill, Kent, CT18



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Hythe Branch 01303 267473 ■ wardsofkent.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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