

**Laing Bennett**  
INDEPENDENT ESTATE & LETTING AGENTS

Laing Bennett  
**FOR SALE**  
0203 863393

Orchid House, 4 The Orchids, **Etchinghill**, Folkestone, Kent, CT18 8AR

**Guide Price** £585,000

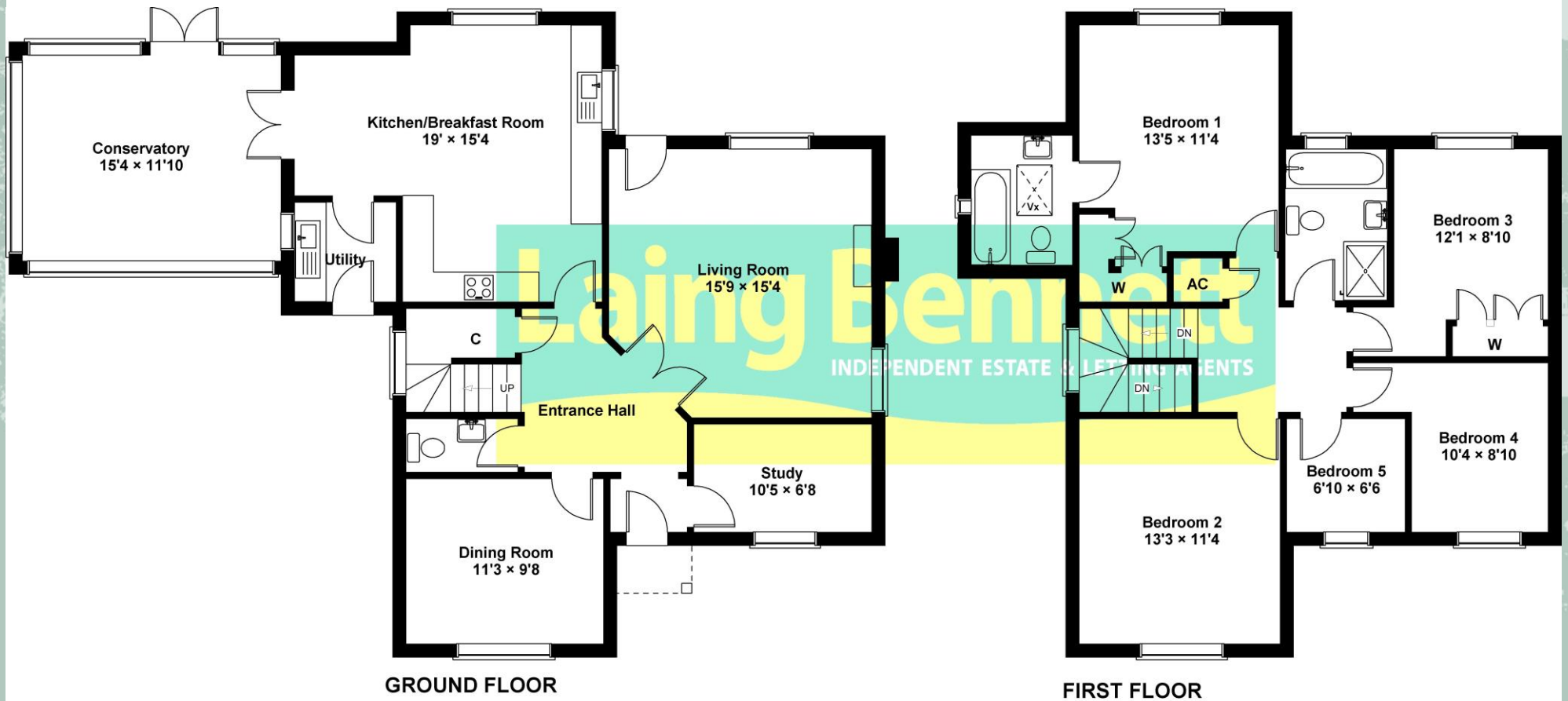
**EPC RATING: D**

**Family  
Home**



**A detached family residence built approx. 18 years ago. Situated in a private cul de sac in the heart of the village. Orchid House offers spacious, flexible accommodation and is well presented throughout. The accommodation includes four reception rooms, kitchen/breakfast room, utility, cloakroom/WC, five bedrooms (master bedroom with fitted wardrobes and en suite) and family bathroom. Attractive, well laid out gardens, large driveway and a detached double garage. Easy access to Folkestone and Canterbury for schools and transport links. EPC RATING = D**





**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)



### Situation

This property is situated in 'The Orchids' a private cul de sac in the village of Etchinghill. The village offers amenities including; golf course, popular pubic house 'The Gatekeeper', village hall and bus stops with regular buses to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

### The accommodation comprises:

#### Ground floor

##### Storm porch

Pitched tiled roof and a courtesy light | UPVC entrance door with decorative double glazed panels leading to:

##### Reception hall

An irregular shape hall with doors to all of the principal reception rooms | An attractive staircase leading to the first floor with a floor to ceiling UPVC double glazed window on the half landing | Large under stairs storage cupboard with cloak hooks | Dado rail | Coved ceiling | Radiator and telephone point | Doors to:

##### Cloakroom/WC

A white suite | Low level WC | Wash hand basin | Part wall tiling | Tile effect laminate flooring | Radiator | Extractor fan | Courtesy light

##### Living room 15'9" x 15'4" (4.80m x 4.67m)

A dual aspect room with UPVC double glazed windows to the side and rear overlooking garden | UPVC double glazed door leading onto the patio | A feature fireplace with gas coal effect fire, marble hearth and surround and a wood mantel | TV aerial point | Sky cables | Coved ceiling | Two radiators | Double doors leading to the hallway

##### Dining room 11'3" x 9'8" (3.43m x 2.95m)

A front aspect room with UPVC double glazed window overlooking the front | Coved ceiling | Radiator | Space for good sized dining table and dresser

##### Kitchen/breakfast room 19'0" x 15'4" (5.79m x 4.67m)

A dual aspect room | UPVC double glazed windows to the side and rear overlooking the garden | A range of wooden fronted units with work surface over incorporating a 1 1/2 bowl sink | Wall cabinets with under unit lights | Built-in eye level double oven | Four ring hob | Extractor canopy over | Space/plumbing for dishwasher | Space for low level fridge and freezer | Tile effect laminate flooring | Space for a large breakfast table | Coved ceiling | Part tiled walls | Radiator | Space to the end of the room for chairs and a sideboard | Telephone and TV points | UPVC double glazed French doors opening to:



**Conservatory 15'4" x 11'10" (4.67m x 3.61m)**

Attractive conservatory with UPVC double glazed windows to three sides and a polycarbonate roof | Tile effect laminate flooring | Power points | Wall lights | Large double doors opening onto the patio

**Utility room 6'5" x 5'9" (1.96m x 1.75m)**

UPVC back door | Kitchen base cupboards with a work surface over incorporating a stainless steel sink | Space/plumbing for washing machine | Wall mounted gas boiler | Part tiled walls | Cloak hooks | Radiator

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

A front aspect room with UPVC double glazed window overlooking the front | Telephone point | Coved ceiling | Radiator

**First floor**

**Landing**

A real feature of both the first floor landing and the reception hall is the full height window on the half landing, providing light and views over the garden | Dado rail | Coved ceiling | Hatch to the loft space (with light) | Airing cupboard housing water cylinder | Doors to:

**Master bedroom 13'5" x 11'4" (4.09m x 3.45m)**

A rear aspect room with UPVC double glazed window overlooking the garden | A range of fitted bedroom furniture including two double wardrobes, three single wardrobes, high level storage cupboard, two bedside tables and a dressing table | Telephone and TV points | Coved ceiling | Radiator | Door to:

**En suite**

Attractive en suite bathroom | UPVC double glazed window to the side | Double glazed Velux window | A white suite | Low level WC | Pedestal wash hand basin | Panelled bath with shower attachment and shower screen | Part tiled walls | Radiator | Spotlights | Extractor fan

**Bedroom two 13'3" x 11'4" (4.04m x 3.45m)**

A front aspect room | UPVC double glazed window | Coved ceiling | Radiator

**Bedroom three 12'1" x 8'10" (3.68m x 2.69m)**

A rear aspect room | UPVC double glazed window overlooking the rear garden | Fitted furniture including a double wardrobe, storage cupboard, dressing table and a bedside table | Coved ceiling | Radiator





**Bedroom four** 10'4" x 8'10" (3.15m x 2.69m)

A front aspect room | UPVC double glazed window | Coved ceiling | Radiator

**Bedroom five/study** 6'10" x 6'6" (2.08m x 1.98m)

A front aspect room | UPVC double glazed window | This bedroom is currently used as a home office | Coved ceiling | Radiator

**Family bathroom**

Opaque UPVC double glazed window to the rear | A white suite | Low level WC | Pedestal wash hand basin | Panelled bath with shower attachment | Large shower tray with glazed enclosure and a mains shower unit | Part tiled walls | Coved ceiling | Radiator | Extractor fan

**Outside**

**Front**

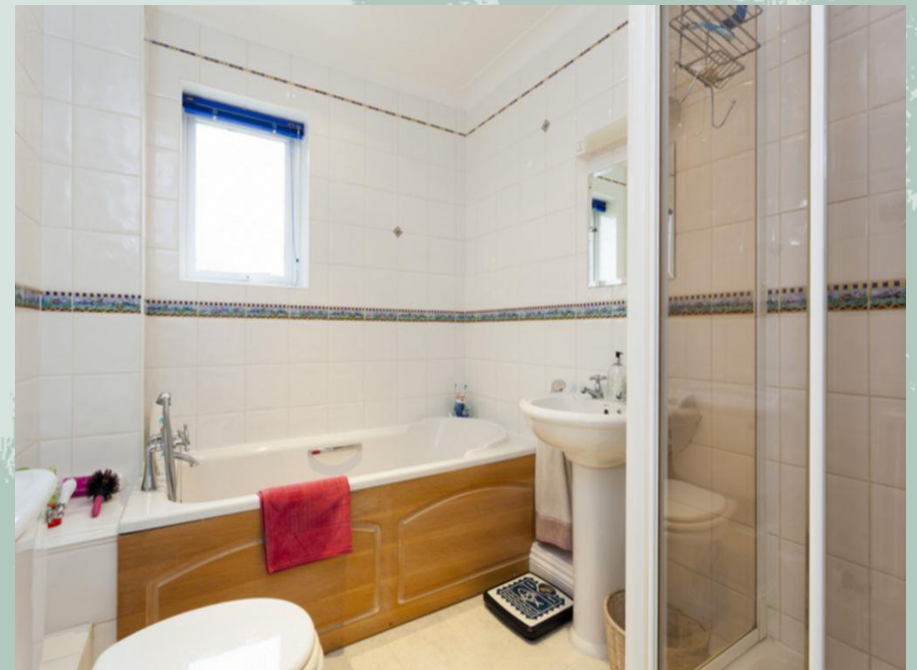
The property is approached via a five bar wooden gate which leads to the gravel driveway, with parking for several vehicles | Borders, trees and a row of holly trees | Side access gate

**Detached double garage**

One double width electric remote controlled garage door | Eaves storage | Power points and lighting | UPVC personal door leading to the garden | UPVC soffit boards

**Rear garden**

Undoubtedly a main feature of this home are the secluded and well-kept gardens that lay predominately to the rear and side of the property | Bordered by established hedges, trees and good quality fencing | There is a large variety of shrubs, trees and flower beds | Well established lawns | The conservatory gives an ideal vantage point to look over the garden and access onto a large patio area with paths that run around the property | Outside tap | To the rear of the double garage is a paved area with a shed and storage area



**Council Tax** Band G (Shepway District Council)

**Drainage** Mains drainage

**Heating** Gas

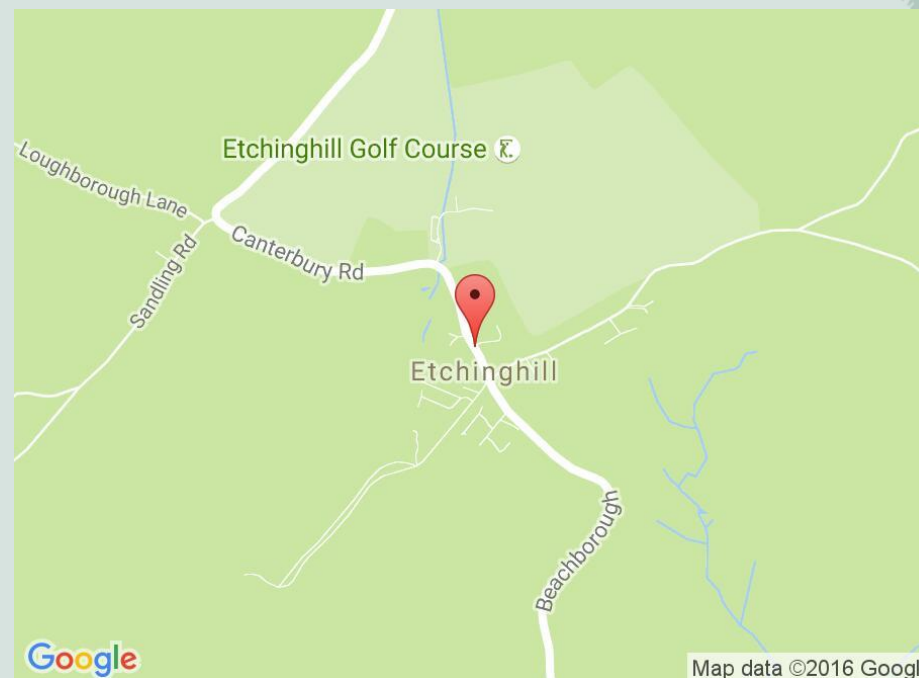
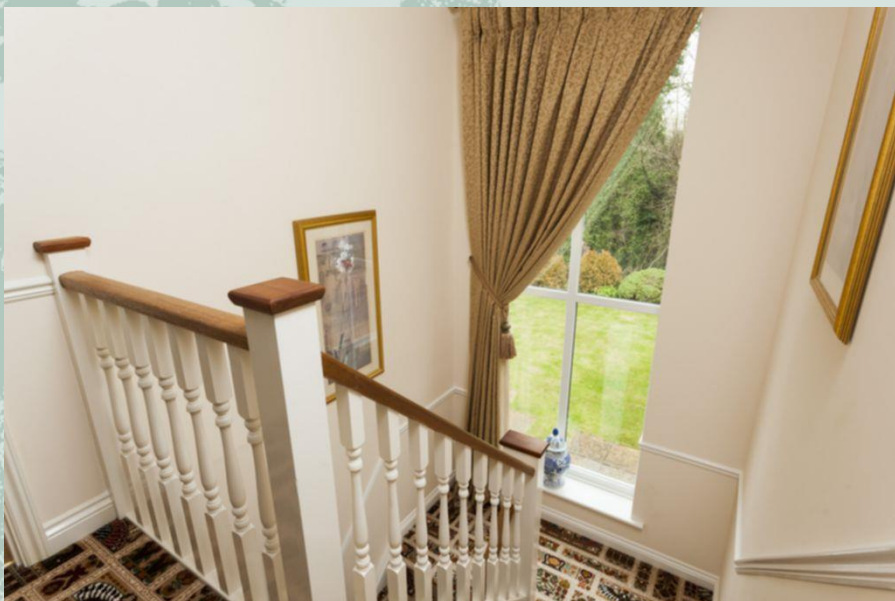
**Tenure** Freehold

**Postcode** CT18 8AR

**Viewings** Strictly by appointment only - Property Reference LB\_000263







## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Kent | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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