



HUNTERS®
HERE TO GET *you* THERE

 2  2  1  D

Orchard Valley, Hythe

Guide Price £475,000



GUIDE PRICE OF £475,000 - £500,000. NO ONWARD CHAIN. This spacious extended semi-detached two bedroom bungalow offers the perfect blend of comfort and convenience. Situated in the sought after location of Orchard Valley. The property is within level walking distance of Hythe's Historic High Street which offers a variety of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose making it Ideal for small families, couples, or those seeking a peaceful retirement retreat. The local area also offers a wide selection of clubs including Bowling, Squash, Tennis, Sailing & Golf, with courses at the Hythe Imperial, Sene Park and Etchinghill.

The property has recently undergone major renovation, including new double glazed windows throughout, new roof to the main building. The loft area has been fitted with new insulation & boarding. A new modern kitchen with integrated appliances has been installed. Also new Combi Boiler fitted. Refurbishment of the two bathrooms completed - one with modern walk in shower & the other comprising of a bathroom suite. The hallway has been freshly decorated & laminate flooring laid. A Positive Input Ventilation (PIV) Unit installed. The two good sized double Bedrooms, Living Room & Utility Room are in pre decorative order.

Adding to this rare find the property provides a hard standing with parking for up to two vehicles and single garage that adds to the convenience of living in this lovely neighbourhood.

The easy to maintain southerly aspect rear gardens offers a secluded outdoor space with a range of well cared for flower and shrub borders, a laid to lawn area & resin patio. It also boasts access to a small shallow stream.

Orchard Valley is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. The property is a stones throw from country side walks to be enjoyed along the delightful Royal Military Canal. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'.

Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone. Sandling main line railway station, the M20 motorway,

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Services - Mains water, gas, electricity and sewerage - Heating - Gas central heating
Broadband - 14MB - 1800MB - Mobile Phone coverage - Good
Flood Risk - Low



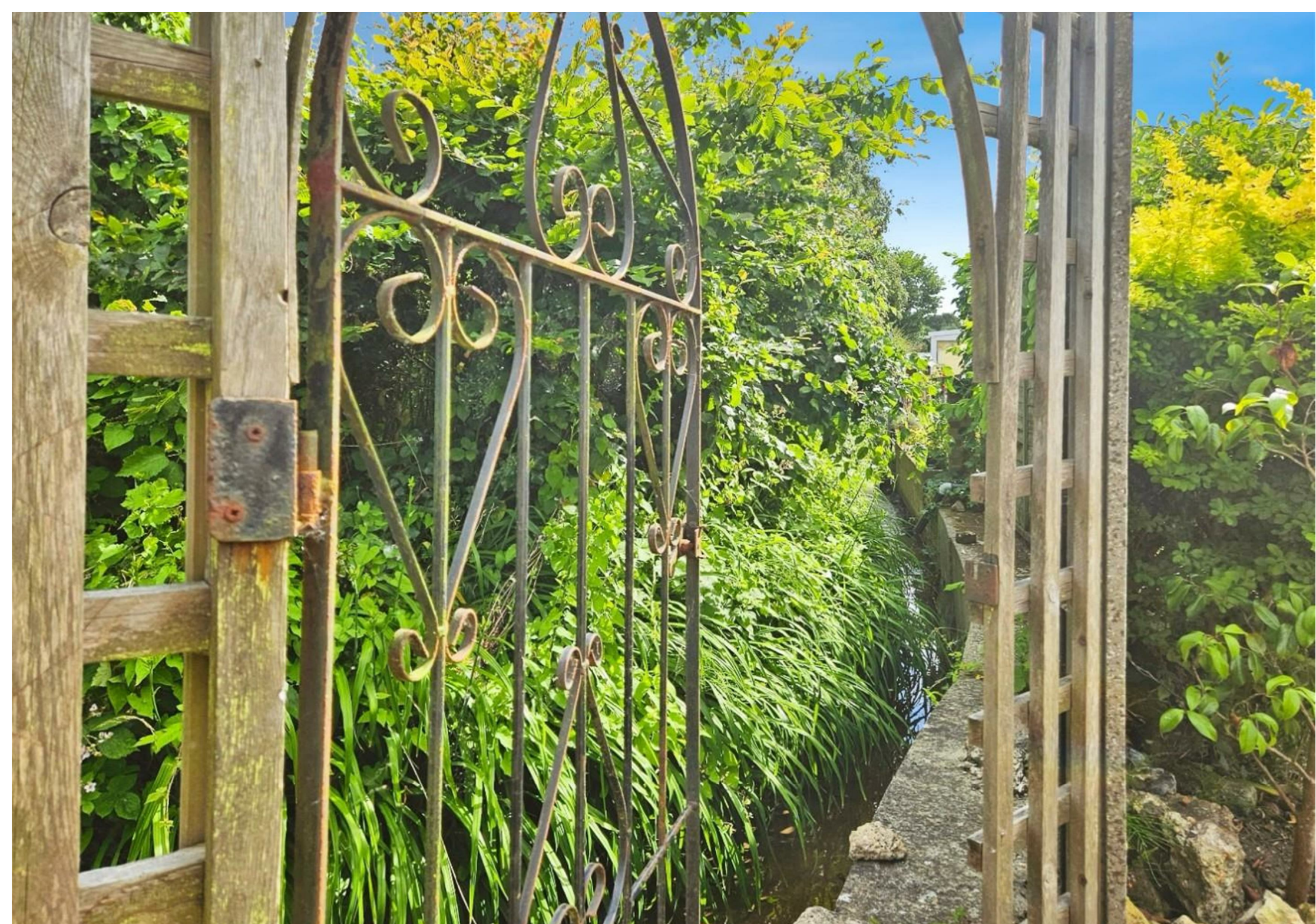
- NO ONWARD CHAIN
- GUIDE PRICE OF £475,000 - £500,000
- MODERN FITTED KITCHEN BREAKFAST ROOM
- UTILITY ROOM AND SHOWER ROOM
- BATHROOM AND SHOWER ROOM
- SOUGHT AFTER LOCATION
- DRIVEWAY AND GARAGE
- ENCLOSED WELL CARED FOR GARDEN
- LEVEL WALKING DISTANCE TO HIGH STREET
AND CANAL
- DOUBLE GLAZING & GAS CENTRAL HEATING



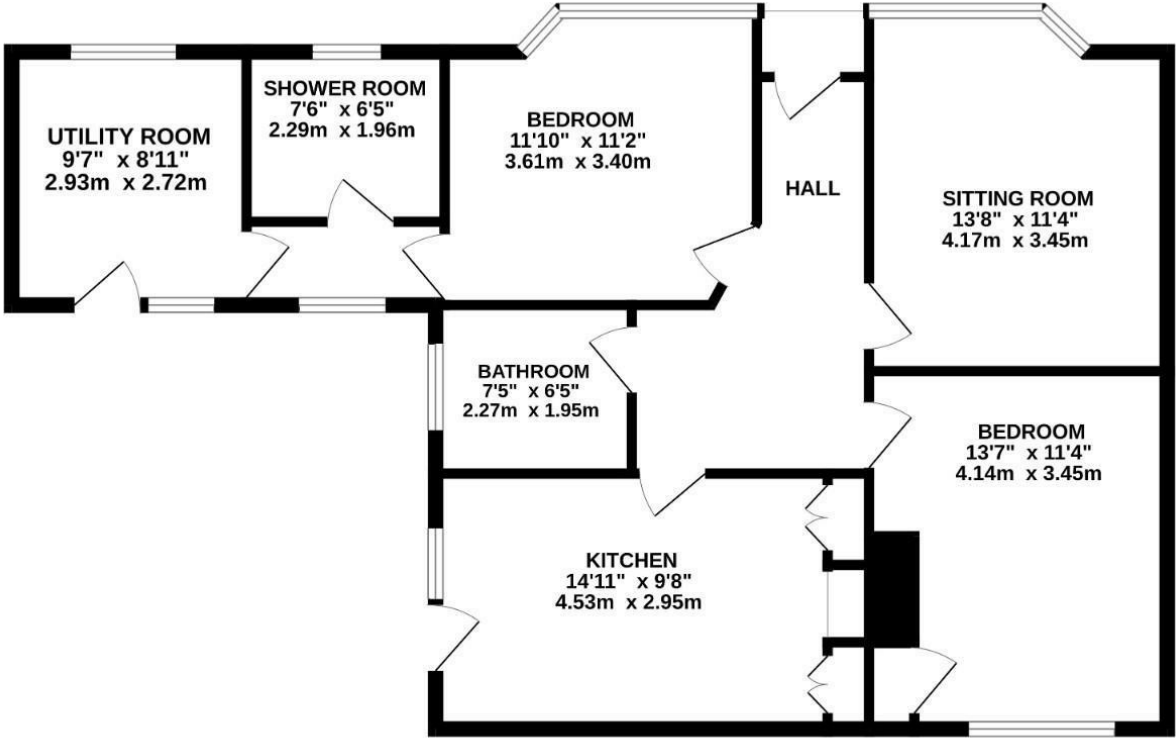




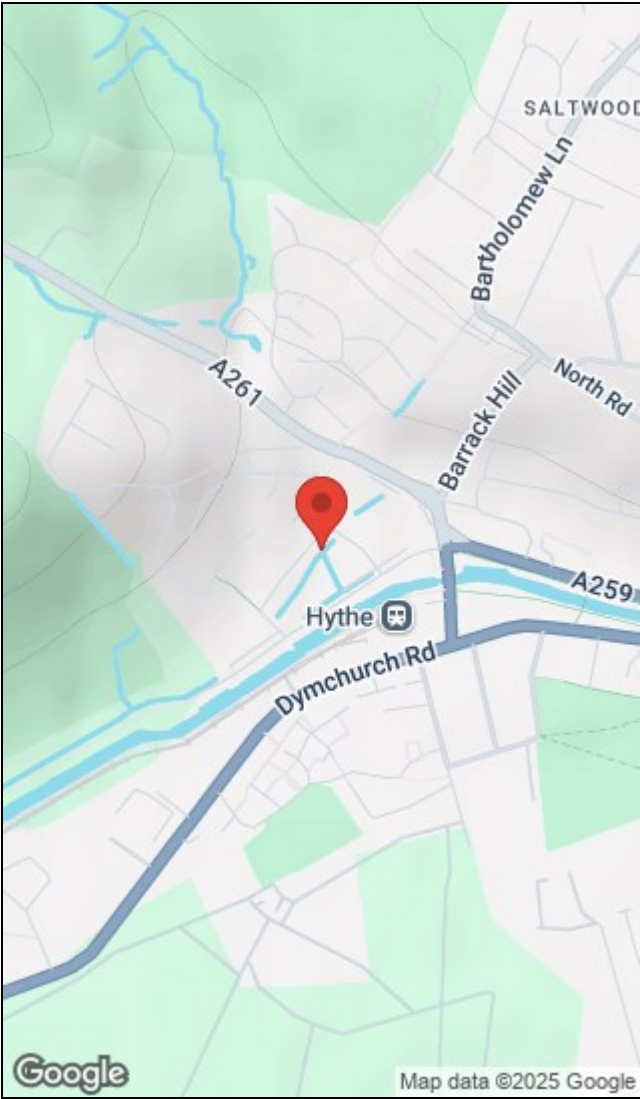




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84			
		66			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557
hythe@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Black & White Estates Limited | Registered Address: 4 Middle Row, Ashford, Kent, TN24 8SQ | Registered Number: 7896701 England and Wales | VAT No: 973 6297 73 with the written consent of Hunters Franchising Limited.