











A unique family home which has been under the same ownership since construction in 1985. The property has been loved and well maintained over the years but is now time for another family to enjoy this spacious quality home. Located in a most sought after semi rural position with large impressive tranquil gardens, garage and driveway providing plenty of driveway parking. EPC RATING = C

**Offers in Excess of £770,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway & garage

**Heating** Oil

**EPC Rating** C

**Council Tax** Band G

Folkestone & Hythe





**Welcome to this attractive family home**

On approaching 'Longage Rise' you will be impressed by the sweeping driveway providing plenty of off road parking as well as access to the garage and delightful mature front garden. There is a covered entrance with doorway to the spacious entrance hall with splendid Brazian mahogany staircase and cloakroom/WC. A useful office with bay window and extensive desk and storage range are located to the front of the property. The delightful living room boasts a striking brick fireplace fitted with a wood burning stove. There is a wide walk through opening to the dining room and double glazed sliding patio doors lead to the rear garden. The modern kitchen/breakfast has access to the rear lobby and handy utility room. The hall, kitchen and utility room boats quality Karndeian floor coverings and the property benefits from solid elm window sills.

To the first floor there is a spacious galleried landing giving access to the modern family bathroom/WC. Main bedroom with fitted wardrobe range, dressing table/drawer units and walk through opening to the en suite shower room/WC. Three further double bedrooms.

The large rear mature gardens are laid to lawn and offer a high degree of privacy and seclusion.

There is a large sun terrace and a Japanese style garden with clean lines, fascinating planting and pond which capture the essence of nature where you can sit in peace and restore your inner harmony. Mature shrubs plants and trees frame the garden beautifully and to the far end there are fruit trees, a vegetable garden and greenhouse. Further green house and shed to remain.

**Situation**

This property is located in Rhodes Minnis which is a sought after small village which has village hall, Methodist Chapel, both of which are in regular use. Lyminge offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London. In Rhodes Minnis itself, there is a village hall which benefits from many clubs, classes and events as well as a popular tea room.







# The accommodation comprises

## Ground floor

### Entrance hall

19' 3" x 14' 4" (5.87m x 4.37m) Open plan to:

### Dining room

14' 3" x 11' 9" (4.34m x 3.58m)

### Cloakroom/WC

### Kitchen/breakfast room

### Rear lobby

### Utility room

8' 0" x 7' 9" (2.44m x 2.36m)

## First floor

### Landing

### Bedroom one

14' 1" x 13' 4" (4.29m x 4.06m)

### En suite shower room

### Bedroom two

### Bedroom three

11' 8" x 9' 5" (3.56m x 2.87m)

### Bedroom four

10' 10" x 9' 5" (3.30m x 2.87m)

### Family bathroom/WC

## Outside

### Garage approached over extensive brick paved driveway

18' 10" x 12' 0" (5.74m x 3.66m)

## Gardens

Stunning front and rear garden













Approximate Gross Internal Area (Including Low Ceiling) = 182 sq m / 1958 sq ft  
Garage = 21 sq m / 225 sq ft

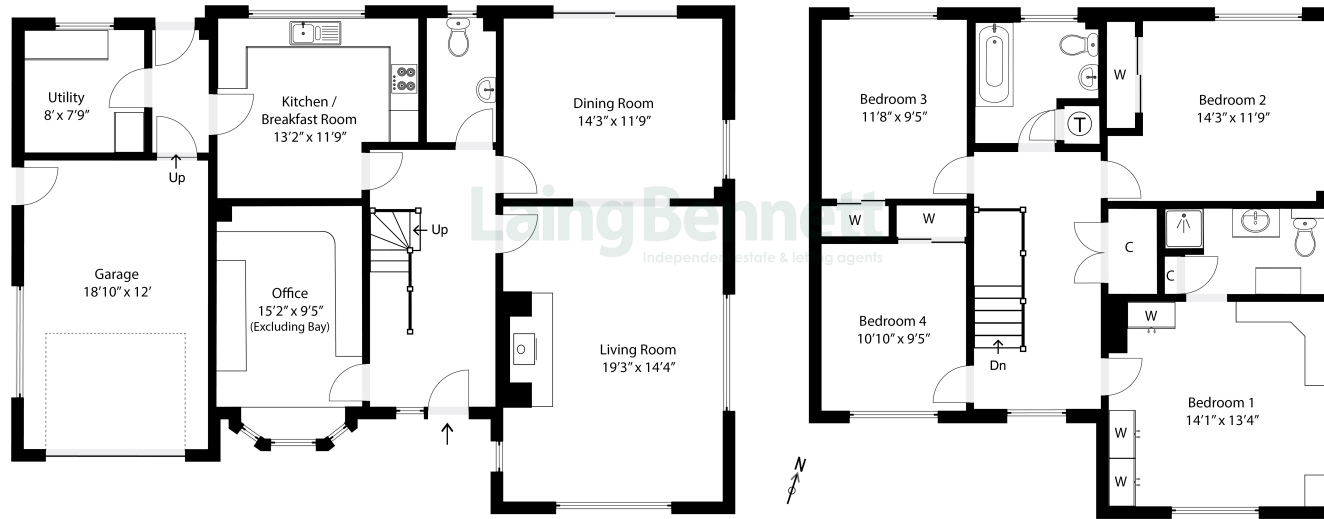
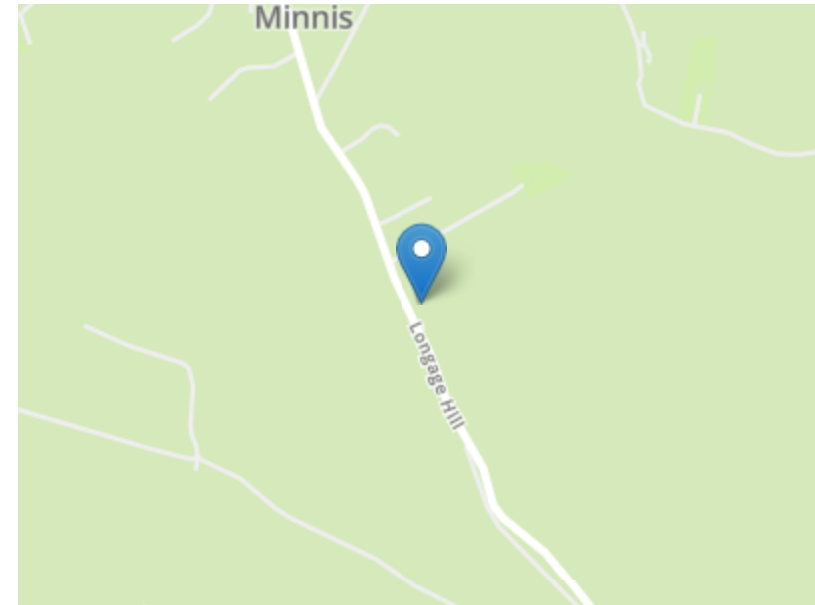


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



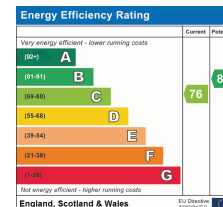
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The Estate Office  
8 Station Road  
Lyminge  
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Kent  
CT18 8HP

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