



Boyke Bungalow, Boyke Lane, Rhodes Minnis, Canterbury, Kent,
CT4 6XN

EPC Rating =

Guide Price £325,000



A fantastic opportunity to build your forever home. Occupying an enviable spot in an idyllic rural location in the village of Rhodes Minnis, the plot has far reaching views and planning permission for a superb and spacious detached property. The proposed plans offer superb living space including a lounge with vaulted ceiling and a contemporary appearance complementing the lush rural setting. The plot also benefits from Further development being possible using permitted development rights which could substantially increase the accommodation size and a number of bedrooms. Approximatley 0.27 acre plot. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 21/2520/FH. EPC EXEMPT

Rev	Date	Description	 <small>APX ARCHITECTURE</small> <small>APX ARCHITECTURE, 101-103, THE BARN, FOLKESTONE, KENT, CT16 3JH</small>	Client / Project	Drawing Description	Date
				Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT16 6XN	Front Elevation	March 2022
					Scale 1:100@A3	Revision
					Drawing Number 21_91_08	D



Rev	Date	Description	 <small>APX ARCHITECTURE</small> <small>APX ARCHITECTURE, 101-103, THE BARN, FOLKESTONE, KENT, CT16 3JH</small>	Client / Project	Drawing Description	Date
				Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT16 6XN	Rear Elevation	March 2022
					Scale 1:100@A3	Revision
					Drawing Number 21_91_10	D



Guide Price £325,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 3

Bedrooms 3

Bathrooms 2

EPC Rating TBC

Council Tax Band B
Shepway District Council

Situation

This superb property is located on 'Boyke Lane' in Rhodes Minnis which is a small village with a wonderful rural feel, an abundance of beautiful walks, cycle routes and bridle paths to explore and enjoy. There is an active community and village hall which benefits from many clubs, classes and events. There are good bus links to both Canterbury and Folkestone and 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. Rhodes Minnis is close to the village of Lyminge which offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School.

Access

Access from Boyke Lane

Terms

The property is Freehold and vacant possession will be provided upon completion.

Site measurements

Approximatley 0.27 acre plot

Viewings

Viewings must be by appointment only, please contact Laing Bennett on 01303 863393

Services

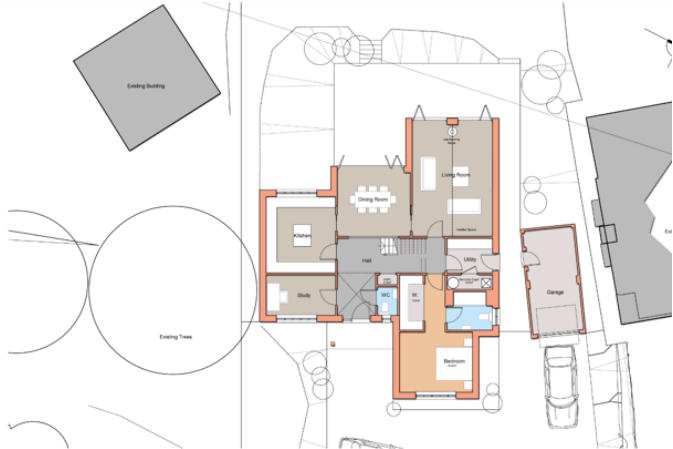
Power, water and private drainage



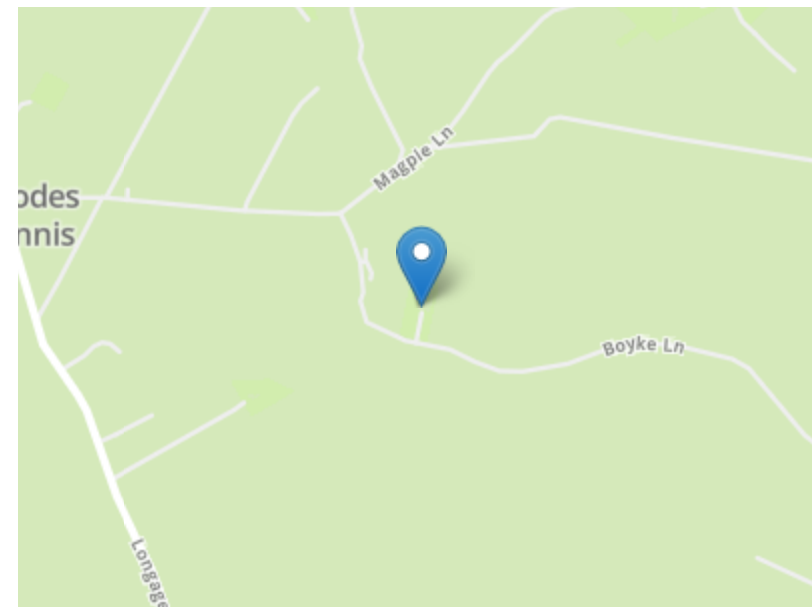
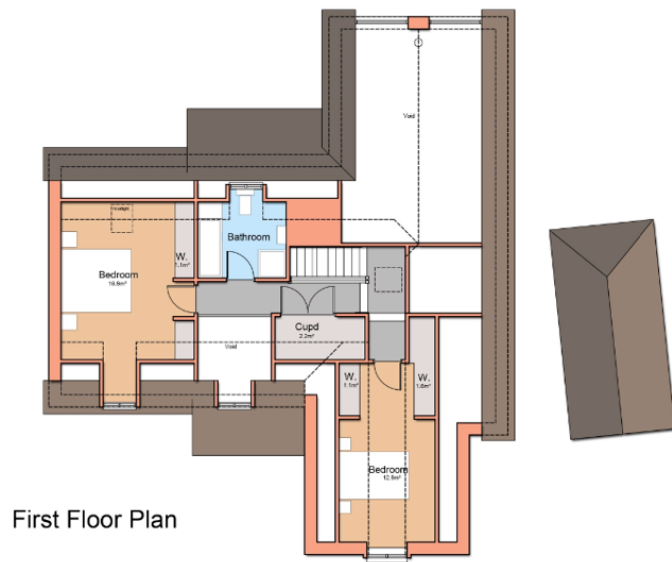
Rev	Date	Description	<div>APX ARCHITECTURE</div> <div><div>Ralph Woods, 146-148 The Street Canterbury, CT1 1JF, UK</div></div>		Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Description Side Elevation Scale 1:100@A3 Drawing Number 21_91_11	Date March 2022 Revision D		
0	1	2	3	4	5	6	7	8	9



Rev: 000 Description:										 APX ARCHITECTURE Ralph Woods, 146-148 Street Canterbury, CT1 1JF, UK	Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Description Side Elevation Scale 1:100@A3 Drawing Number 21_91_09
0	1	2	3	4	5	6	7	8	9			



Rev: Date: Description:										 APX ARCHITECTURE Ralph Woods, 146-148 Street Canterbury, CT1 1JF, UK	Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Description Ground Floor Plan Scale 1:100@A3 Drawing Number 21_91_06
0	1	2	3	4	5	6	7	8	9			



Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

Rev	Date	Description
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	<p>Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN</p>	<p>Drawing Description First Floor Plan</p> <p>Scale 1:100@A3</p> <p>Drawing Number 21_91_07</p>
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The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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