

# Laing Bennett

Residential sales

The Lodge, Droveaway, Stelling Minnis, Canterbury, Kent, CT4 6AJ

Guide Price £995,000

EPC RATING: E

Rural Retreat  
Set in  
2 Acres

An immaculately presented and deceptively spacious country retreat set in 2 acres. Located in a rural hamlet surrounded by countryside. The accommodation comprises - ground floor: storm porch, reception hall, living/dining room with wood burner, family room, conservatory, kitchen/breakfast room, utility room, WC, bedroom 4 & 5 and Bathroom/En suite to bedroom 4. First floor: landing, master bedroom with en suite shower room, bedroom 2 & 3 and main shower room. Outside: driveway with gravel driveway with parking for many vehicles. Detached garage building incorporating double garage and large workshop with eave storage. Three stables in a block. Decked seating area and shed. Garden open to large paddock. Post and rail fencing along the front of the property. Water laid onto the paddock. EPC RATING = E



Approximate Gross Internal Area = 247 sq m / 2664 sq ft  
 Garage / Workshop = 51 sq m / 553 sq ft  
 Stables = 38 sq m / 413 sq ft

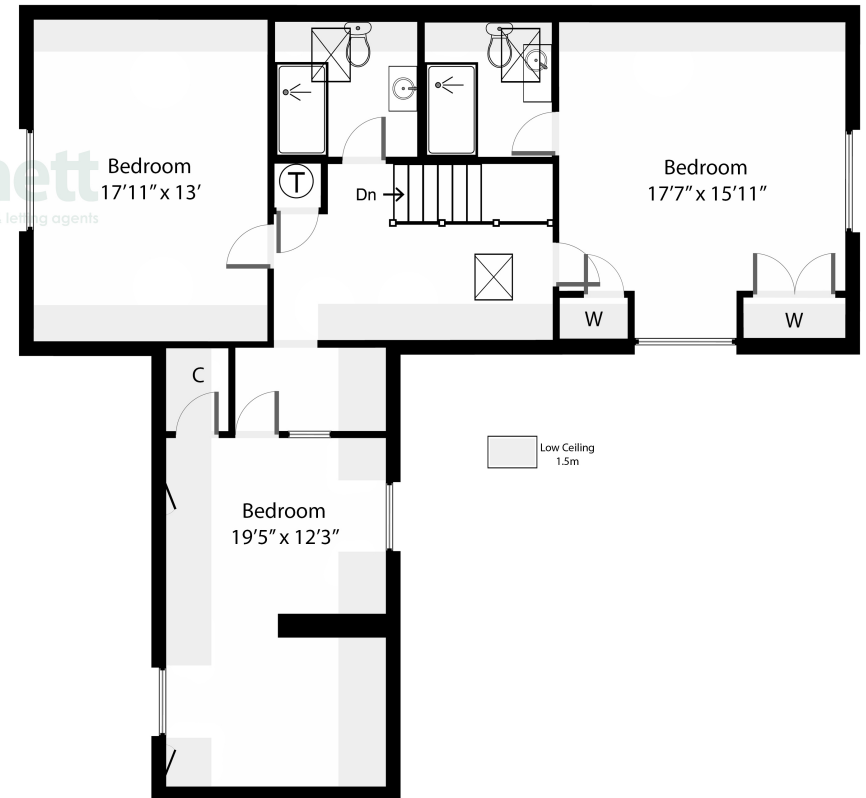
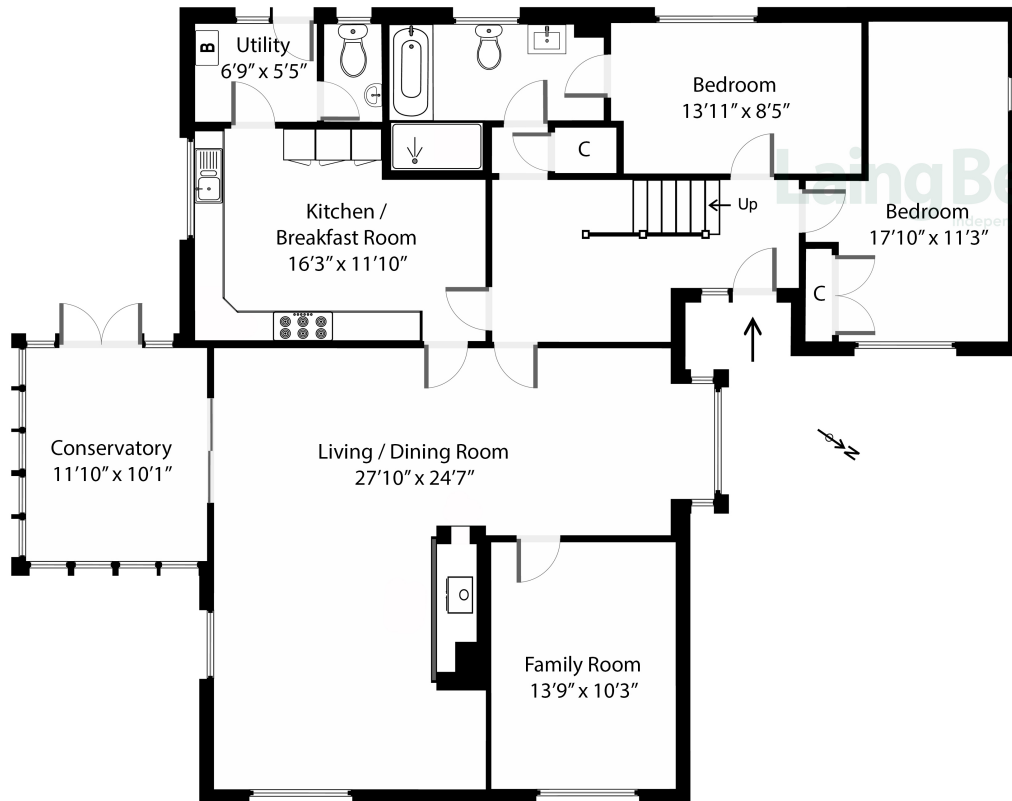
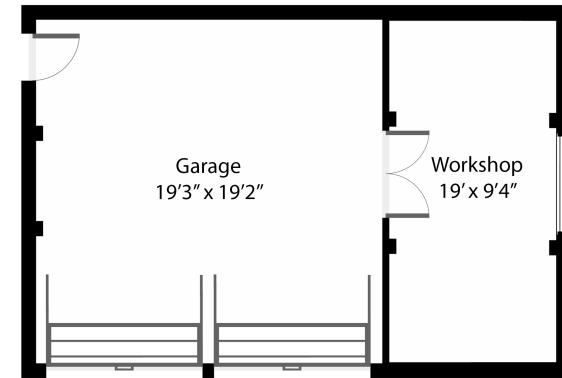
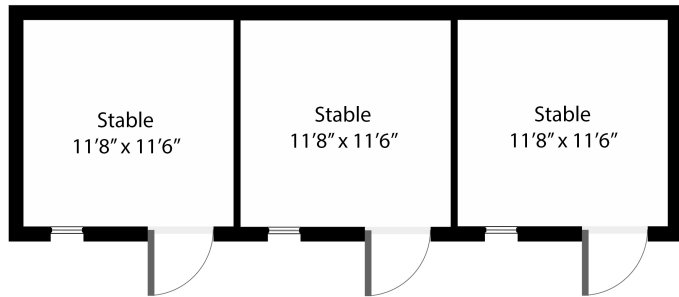


Illustration for Identification purposes only. Measurements are approximate.  
 Not to scale. Outbuildings are not shown in actual location.

## Situation

This property is located in a rural hamlet of houses called Droveaway in the hills between the villages of Lyminge and Stelling Minnis. The village of Lyminge offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies as well as a golf club at Etchinghill. In the nearby town of Folkestone and City of Canterbury there are mainline railway stations with High Speed services to London. The property is surrounded by countryside with attractive walks.

## The accommodation comprises

### Ground floor

#### Entrance

#### Reception hall

#### Living/dining Room

27' 10" x 24' 7" (8.48m x 7.49m)

#### Conservatory

11' 10" x 10' 1" (3.61m x 3.07m)

#### Family room

13' 9" x 10' 3" (4.19m x 3.12m)

#### Kitchen/breakfast room

16' 3" x 11' 10" (4.95m x 3.61m)

#### Utility room

#### WC

#### Bedroom four

17' 10" x 11' 3" (5.44m x 3.43m)

#### Bathroom/En suite to bedroom four

#### Bedroom five

13' 11" x 8' 5" (4.24m x 2.57m)





## First floor

### Landing

#### Bedroom one

17' 7" x 15' 11" (5.36m x 4.85m)

#### En Suite

#### Bedroom two

17' 11" x 13' 0" (5.46m x 3.96m)

#### Bedroom three

19' 5" x 12' 3" (5.92m x 3.73m)

### Shower room

### Outside

#### Frontage and gravel driveway

#### Double garage & workshop

19' 3" x 19' 2" (5.87m x 5.84m)

#### Garden & paddock

19' 0" x 9' 4" (5.79m x 2.84m)

#### Three stables on block

##### Stable One

11' 8" x 11' 6" (3.56m x 3.51m)

##### Stable Two

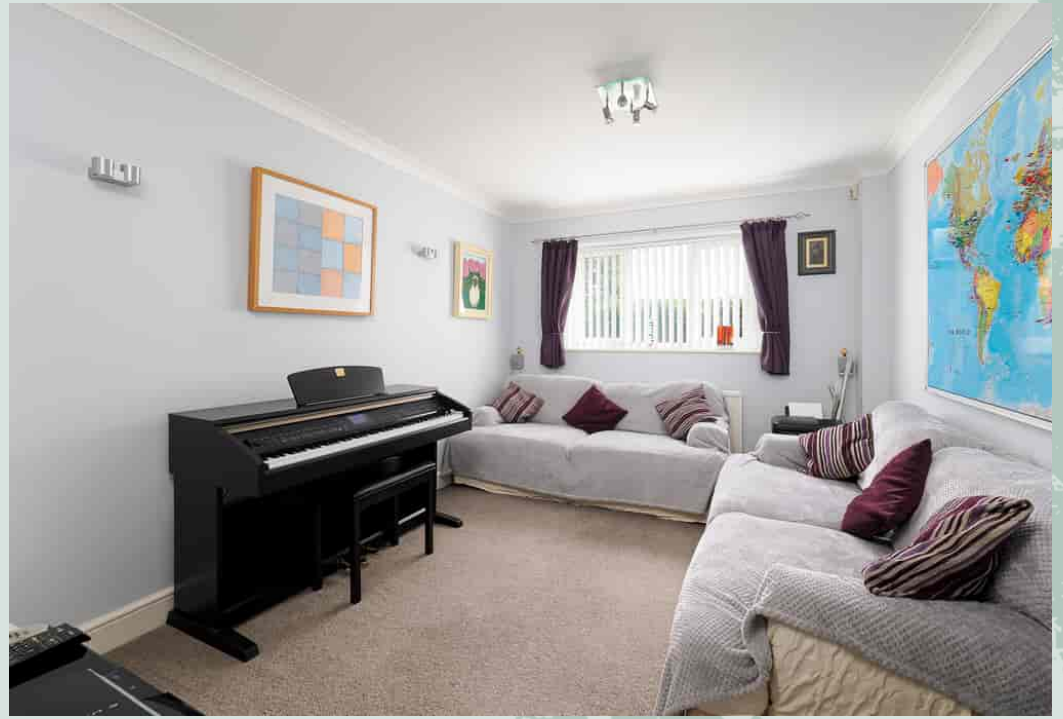
11' 8" x 11' 6" (3.56m x 3.51m)

##### Stables Three

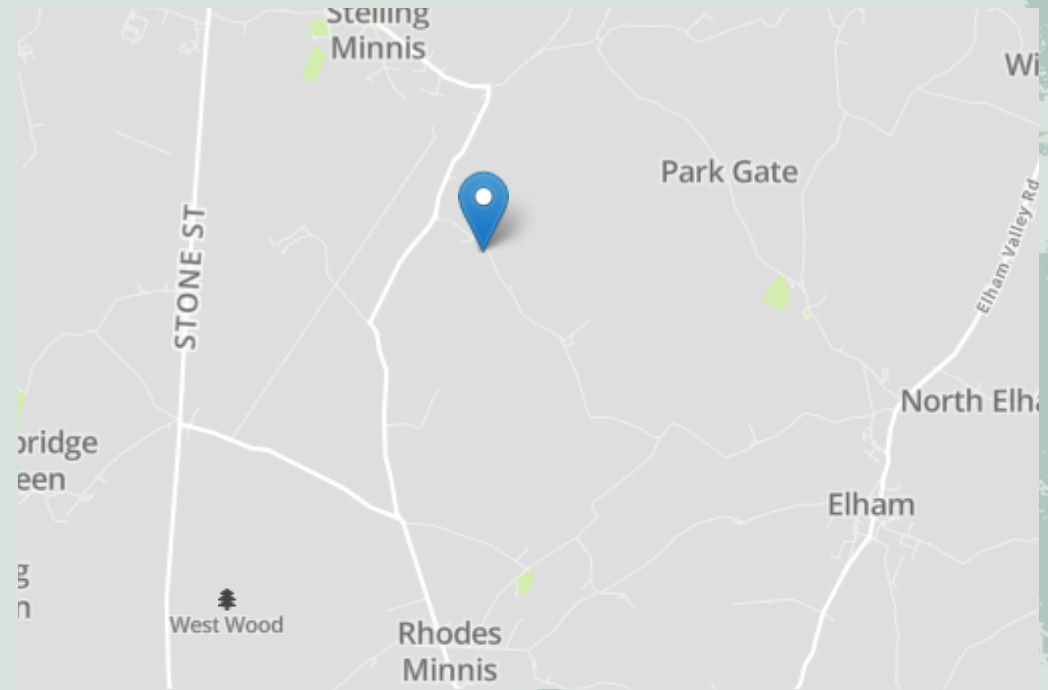
11' 8" x 11' 6" (3.56m x 3.51m)

### Heating

Oil







## 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

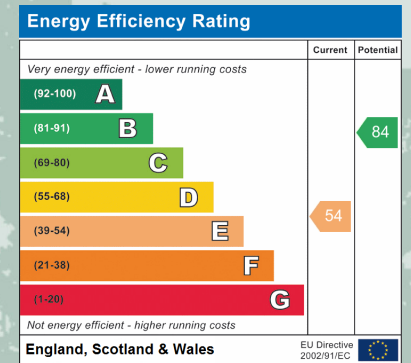
## Lyminge

01303 863393

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

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

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



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