



5 Ark Cottages, Canterbury Road, Etchingill, Folkestone, Kent, CT18 8DE

EPC Rating = C

From £285,000





Price range £285,000 - £300,000. This terraced period cottage is situated in the centre of the village. The ground floor welcomes you with a spacious living/dining room with a doorway leading into a generously sized kitchen/breakfast room. Upstairs, the first floor hosts two bedrooms and a main bathroom. A versatile top-floor room which could be a home office, or a creative space. To the front of the property is space to park a car. There is a long cottage garden with lawn and mature borders. Located close to local amenities and in a village surrounded by scenic countryside, this delightful cottage offers the best of village living with excellent transport links nearby. EPC RATING = C

**From £285,000**

**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** On Street

**Heating** Gas

**EPC Rating** C

**Council Tax** Band B

Folkestone & Hythe District Council



## Situation

The village offers amenities including; golf course, 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 & convenience shop, 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.

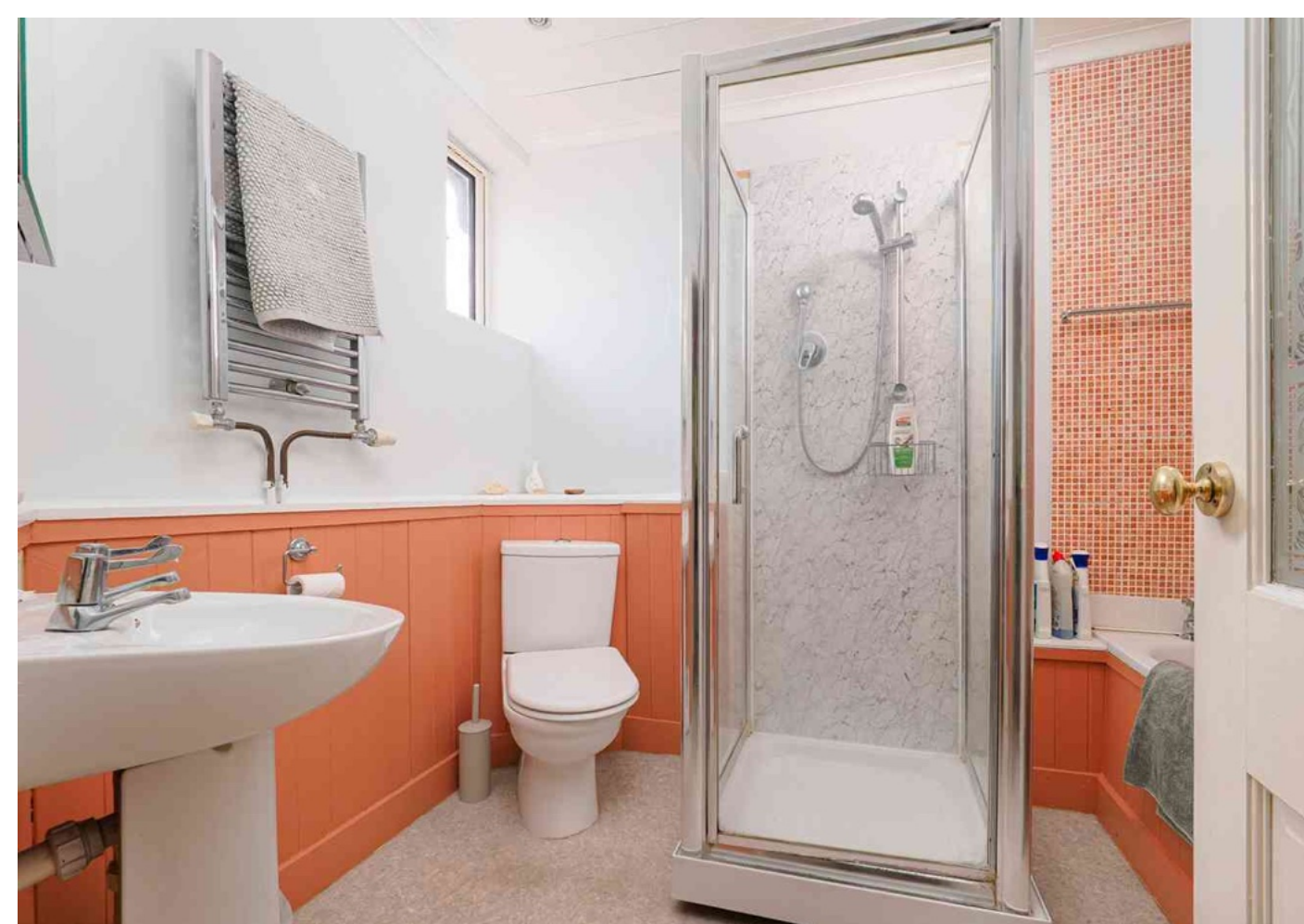
## The accommodation comprises

### Ground floor

### Living/Dining room

19' 4" x 12' 11" (5.89m x 3.94m)





**Kitchen/Breakfast room**  
20' 1" x 13' 8" (6.12m x 4.17m)

**Frist floor**  
**Landing**

**Bedroom one**  
19' 5" x 13' 7" (5.92m x 4.14m)

**Bedroom two**  
13' 0" x 10' 0" (3.96m x 3.05m)

**Bathroom**

**Attic floor**  
**A versatile room/space**  
13' 9" x 10' 4" (4.19m x 3.15m)

**Outside**

**Parking for one car on the road**  
**at the front of the property**

**Delightful long rear garden**







Approximate Gross Internal Area = 107 sq m / 1147 sq ft

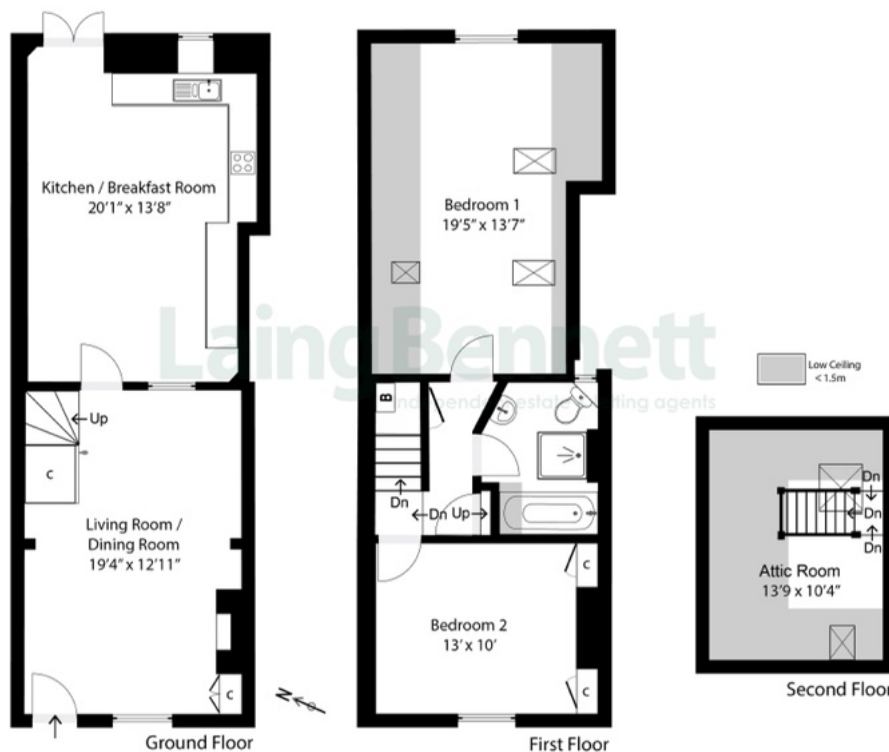


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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Need to book a viewing?

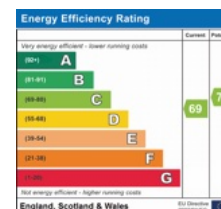
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