



7 Tolsford Close, Etchingill, Folkestone, Kent, CT18 8BU

Guide Price £385,000

EPC RATING: C

Sought  
After  
Cul de sac



**A superb detached two bedroom bungalow located in a popular cul de sac. Accommodation: Entrance hall with study area to alcove, living/dining room with fireplace fitted with multi fuel burning stove and being open plan to the modern kitchen. Sliding glazed patio doors from the sitting room lead to the garden room which enjoys a pretty view over the rear garden. Two double bedrooms and a modern shower room/WC with thermostatic shower and electric underfloor heating. Part boarded loft space with loft ladder and lighting. Outside - Front garden laid to lawn with shrubs and flower beds. Rear garden laid to lawn with patio area, garden shed with power/light and well stocked flower borders. Detached garage with lighting and plumbing and power for washer and dryer. Driveway with capacity for up to three cars. EPC RATING = C**



### **Situation**

This property is located in the village of Etchinghill in a sought after cul de sac. Etchinghill nestles in an Area of Outstanding Natural Beauty with easy access to the North Downs Way and other beautiful walks. It has a semi-rural feel with lush countryside all around, yet is under 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further 3 golf courses are all within 5 miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.



Just three miles away is the Cinque Port of Hythe which has a bustling centre brimming with independent shops, restaurants and coffee shops where you can sit back and watch the world go by. Set between the beaches and the town is the Royal Military Canal which runs to the historic town of Rye. Most of the popular supermarkets are nearby and Hythe itself offers Waitrose, Sainsbury's and Aldi. The M20 motorway and Eurotunnel are just two miles away

## The accommodation comprises

### Ground floor

#### Entrance hall

#### Living/dining room

17' 5" x 10' 11" (5.31m x 3.33m)

#### Kitchen

10' 9" x 9' 0" (3.28m x 2.74m)

#### Garden room

14' 11" x 7' 5" (4.55m x 2.26m)

#### Bedroom one

13' 6" x 10' 10" (4.11m x 3.30m)

#### Bedroom two

10' 2" x 9' 10" (3.10m x 3.00m)

#### Shower room

### Outside

#### Attractive front and rear garden

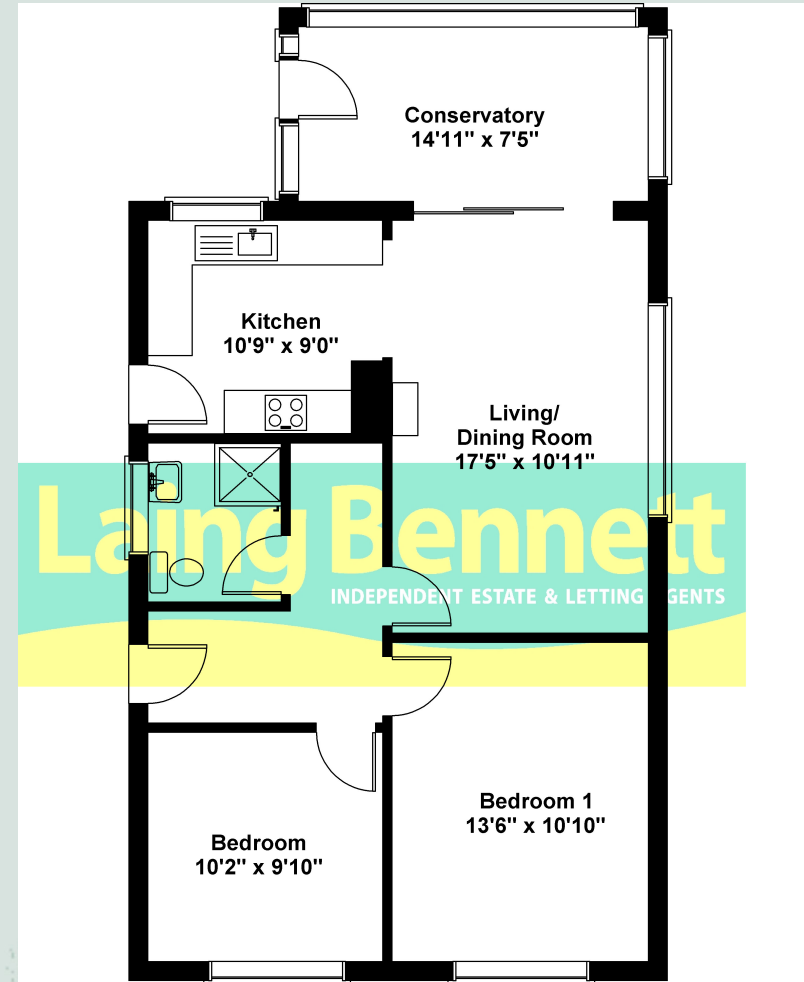
#### Driveway for up to three cars and garage with utility area

### Heating

Gas

### Council Tax Band

Folkestone & Hythe - Band D



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

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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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