

Laing Bennett

Residential sales



Sunny Lea Cottage, White Horse Lane, Rhodes Minnis, Canterbury, Kent, CT4 6XP

Guide Price £450,000

EPC RATING: E

Semi
Rural
Location

This charming country cottage is situated in the rural village of Rhodes Minnis. Now in need of some updating and ready for someone to make this house into a stunning home. The accommodation comprises: ground floor – entrance porch, kitchen, living room opening to dining room, garden room and bathroom. First floor – two double bedrooms. Outside: the front garden is enclosed by a picket fence and hedge. Driveway and detached garage. Generous sized rear garden with lawn and borders. This property offers so much potential in a fantastic setting. No forward chain. EPC RATING = E



Situation

This property is located in Rhodes Minnis which is a sought after small village not far from the village of Lyminge. 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.

The accommodation comprises

Ground floor

Entrance

Entrance porch

Kitchen

11' 5" x 10' 5" (3.48m x 3.17m)

Living room

11' 11" x 11' 7" (3.63m x 3.53m)



Dining room

10' 10" x 8' 11" (3.30m x 2.72m)

Garden room

14' 9" x 9' 11" (4.50m x 3.02m)

First floor

Landing

Bedroom one

12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom two

11' 0" x 9' 1" (3.35m x 2.77m)

Outside

Garage

19' 9" x 9' 5" (6.02m x 2.87m)

Drainage

Shared Cesspit with neighbouring property.
Cost based on water meter reading

Heating

Drainage - Shared Cesspit with neighbouring property. Cost based on water meter reading

Council Tax Band

Folkestone & Hythe - Band D



Approximate Gross Internal Area (Including Low Ceiling) = 83 sq m / 898 sq ft
Garage = 17 sq m / 186 sq ft

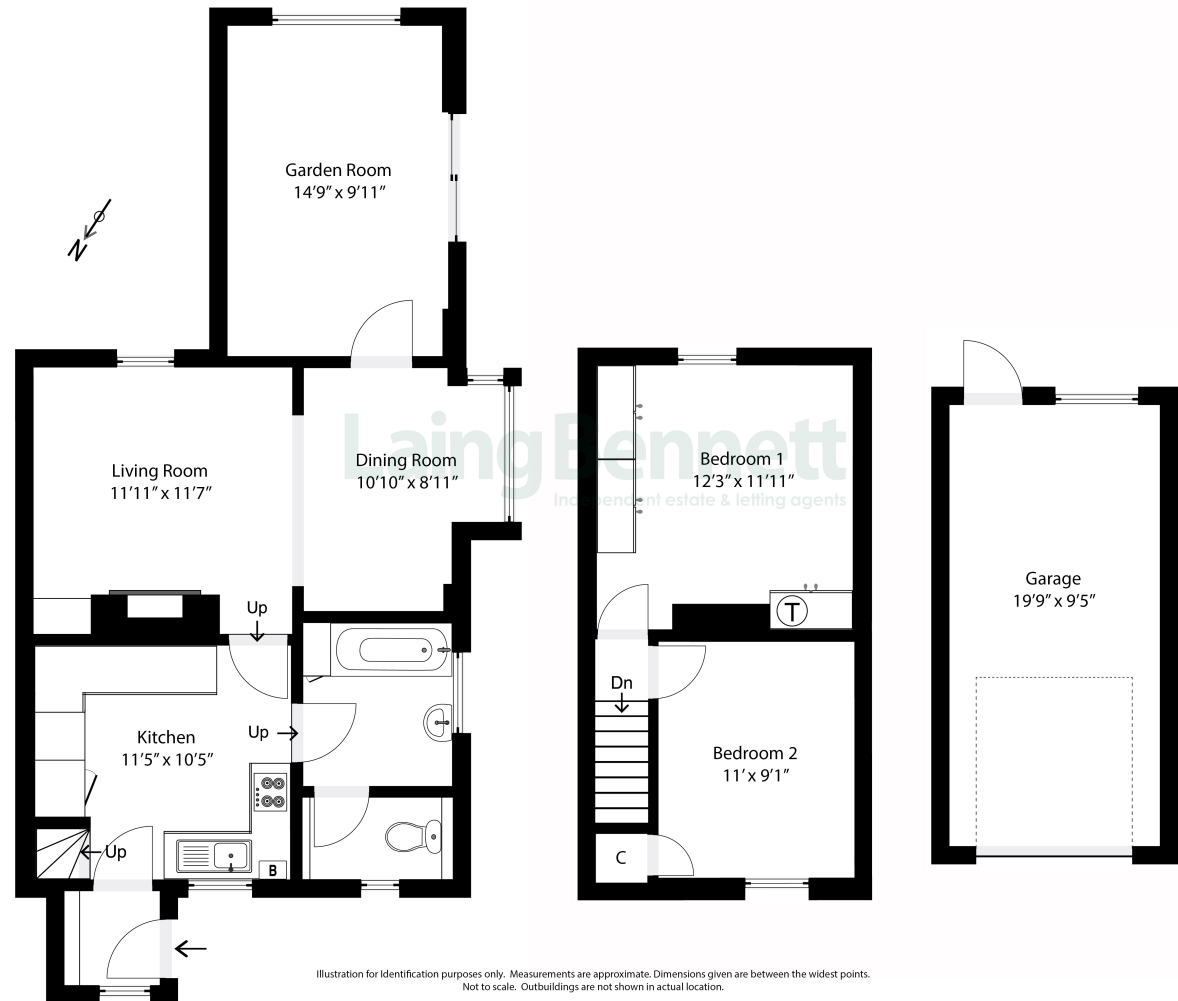


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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