



**Blanchland, Barton Field, Lyminge, Folkestone, Kent, CT18 8EX**

**Guide Price £675,000**

**EPC RATING: C**

**Deceptively  
Spacious**

**A deceptively spacious and recently extended detached residence. Situated in a sought after location in the village of Lyminge. The light and airy accommodation comprises: ground floor – storm porch, entrance hall, sitting room, dining room with bi-fold doors opening to the garden, conservatory, stylish kitchen/breakfast room, utility, bedroom four and shower room. First floor – landing, three bedrooms, en suite to the main and family bathroom. Outside: an attractive frontage, driveway behind side gates and gravel parking area to the front. Garage. Enclosed southerly facing garden boasting seating areas for alfresco dining and entertaining complemented by pretty and mature borders. Finished throughout to a high specification. EPC RATING = C**



Approximate Gross Internal Area = 147 sq m / 1587 sq ft  
Garage = 12 sq m / 134 sq ft

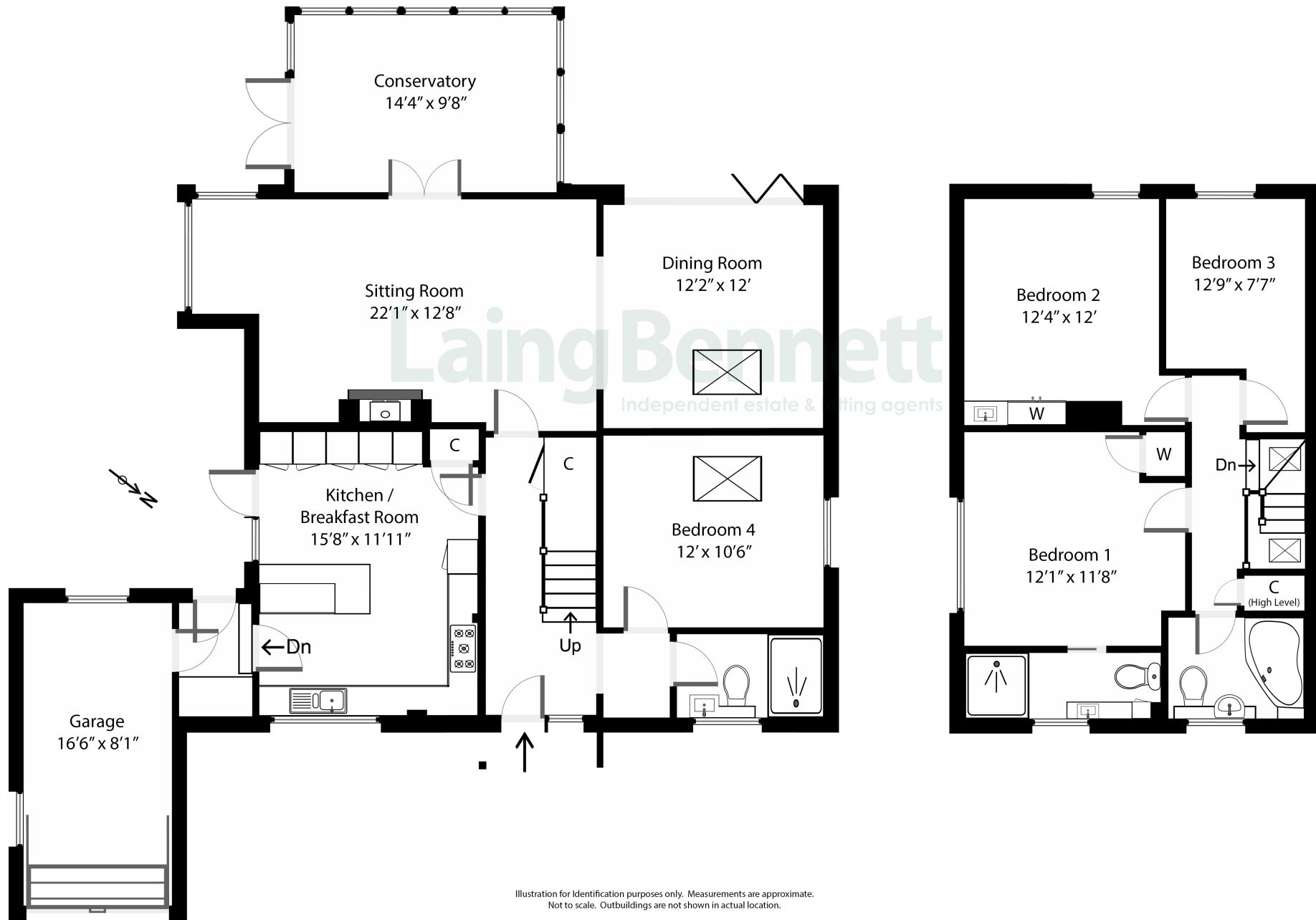


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated on the corner of Brady Road and Barton Field in the ever popular village of Lyminge. Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

## The accommodation comprises

**Ground floor**

**Entrance**

**Entrance hall**





### **Sitting room**

22' 1" x 12' 8" (6.73m x 3.86m)

### **Dining room**

12' 2" x 12' 0" (3.71m x 3.66m)

### **Conservatory**

14' 4" x 9' 8" (4.37m x 2.95m)

### **Kitchen/Breakfast room**

15' 8" x 11' 11" (4.78m x 3.63m)

### **Rear lobby**

### **Bedroom four**

12' 0" x 10' 6" (3.66m x 3.20m)

### **Shower room**

### **First floor**

### **Landing**

### **Bedroom one**

12' 1" x 11' 8" (3.68m x 3.56m)

### **En suite shower room**

### **Bedroom two**

12' 4" x 12' 0" (3.76m x 3.66m)



## Bedroom three

12' 9" x 7' 7" (3.89m x 2.31m)

## Bathroom

## Outside

## Frontage

## Driveway

## Garage

## Enclosed rear garden

## Heating

Gas







## 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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