



Cherry Tree Cottage, Canterbury Road, Etchinghill, Folkestone, Kent, CT18 8DE

Guide Price £535,000

EPC RATING: D

Attractive
Village
Home

A spacious, bright and airy detached bungalow with characterful accommodation that flows beautifully and includes: entrance hall, reception hall/snug with newly fitted wood burning stove, kitchen/breakfast room, utility room, a recently extended conservatory with views over the enclosed rear garden. A large living/dining room has French doors to the garden and centrally positioned chimney breast making an ideal divide for study or dining area. Two good sized double bedrooms each have built in wardrobes. Bedroom one has an ensuite shower room/WC. Bedroom two has a door to the 'Jack and Jill' shower room/WC. The spacious boarded attic has ample headroom offering potential to create further living space. OUTSIDE: To the front there is a driveway providing plenty of off-road parking, neat lawn, mature trees, hedging and gate to the side garden. On one side of the property is a large covered store with double doors to the front and a single door leading to the back of the cottage. The pretty garden to the rear has a neat lawn along with a variety of mature plants, shrubs and trees, vegetable plot, fruit bushes, a summerhouse and large workshop/shed. Paved terraces provide the perfect place to enjoy this wonderful garden. EPC Rating: D



Approximate Gross Internal Area (Excluding Undercover Storage) = 121 sq m / 1300 sq ft
Workshop and Storage = 27 sq m / 296 sq ft

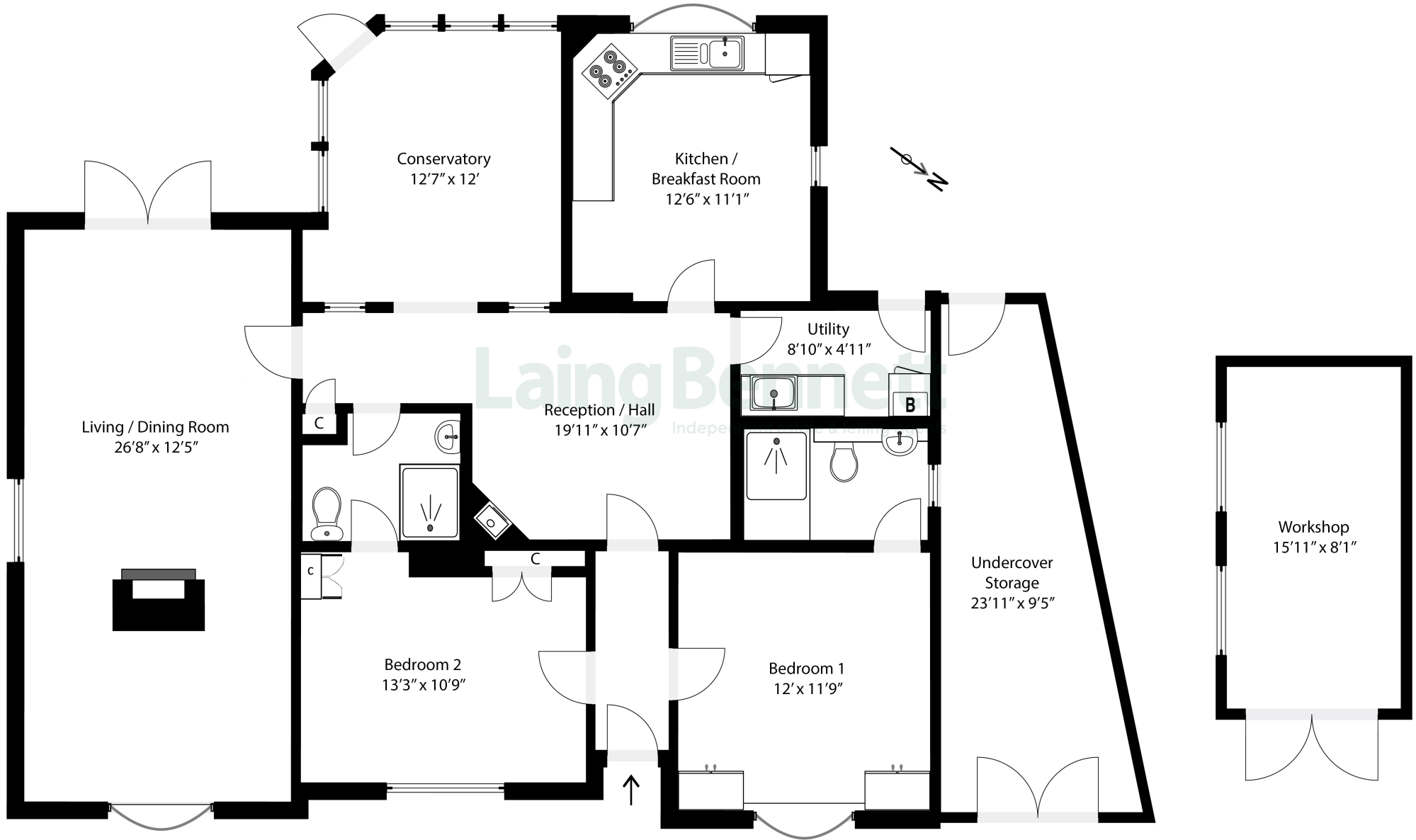


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The hamlet of 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

Reception/hall

19' 11" x 10' 7" (6.07m x 3.23m)





Living/Dining room

26' 8" x 12' 5" (8.13m x 3.78m)

Conservatory

12' 7" x 12' 0" (3.84m x 3.66m)

Kitchen/Breakfast room

12' 6" x 11' 1" (3.81m x 3.38m)

Utility

8' 10" x 4' 11" (2.69m x 1.50m)

Bedroom one

12' 0" x 11' 9" (3.66m x 3.58m)

Ensuite shower room

Bedroom two

13' 3" x 10' 9" (4.04m x 3.28m)

Shower room

Outside

Driveway, store, front and rear garden

To the front of the property there is a driveway providing plenty of off road parking, neat lawn, mature trees and hedging providing attractive screening. To the side of the property there is a large store 23' 11" x 9' 5" (7.29m x 2.87m) with double doors to the front and a door leading to the rear. The garden to the rear is stunning with a neat lawn along with a wide variety of mature plants, shrubs and trees. An elegant sweeping sun terrace provides the perfect place to enjoy the peace and tranquility of this wonderful garden.

Workshop

15' 11" x 8' 1" (4.85m x 2.46m)

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

Directions

For directions to this property please contact us

Lyminge

01303 863393

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www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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