











Located in the sought-after village of Etchinghill, this fully refurbished three-bedroom detached bungalow blends modern style with country charm. Recently modernised throughout, it is ready to move straight into. The heart of the home is a newly fitted kitchen, designed for both practicality and style, while the spacious living room features a cosy log burner, creating a warm and inviting space. Three well-proportioned bedrooms provide flexibility for family, guests, or a home office. Outside, the property boasts an exceptionally large garden with a versatile garden room, perfect as a studio or office, plus a separate shed for storage. EPC RATING = TBC

**Guide Price £745,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Large driveway & garage

**Heating** Gas

**EPC Rating** TBC

**Council Tax** Band E  
Folkestone & Hythe



**Location**

The village 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 four miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further three golf courses are all within five miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. Approximately a mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

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 approximately two miles away.

**The accommodation comprises**

**Ground floor**  
**Storm porch**

**Reception hall**  
15' 11" x 9' 7" (4.85m x 2.92m)

**WC**

**Dining room**  
11' 10" x 10' 8" (3.61m x 3.25m) Open plan to:

**Living room**  
21' 8" x 11' 5" (6.60m x 3.48m)

**Kitchen**  
19' 11" x 14' 1" (6.07m x 4.29m)

**Bedroom one**  
10' 10" x 8' 10" (3.30m x 2.69m)







### Bedroom two

11' 1" x 8' 8" (3.38m x 2.64m)

### Bedroom three

10' 10" x 8' 10" (3.30m x 2.69m)

### Bathroom/WC

### Outside

### Frontage

### Large driveway

### Attached garage

17' 0" x 8' 11" (5.18m x 2.72m)

### Rear garden

Undoubtedly, a main feature of this property is the good-sized garden to the rear

### Covered patio area

### Outbuilding/garden room

35' 0" x 9' 2" (10.67m x 2.79m)

Storage

9' 2" x 5' 4" (2.79m x 1.63m)

### Gym

9' 2" x 8' 11" (2.79m x 2.72m)

### Large shed

9' 7" x 7' 7" (2.92m x 2.31m)

### Agent Note

Under section 21 of Estate Agents Act, we are obliged to inform that the Vendor of the property is related to a Director of Laing Bennett Ltd













Approximate Gross Internal Area (Excluding Garage & Outbuildings) = 107 sq m / 1147 sq ft  
 Garage = 14 sq m / 152 sq ft  
 Outbuildings = 49 sq m / 528 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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