







A stunning contemporary detached residence, boasting breathtaking views across the valley nestled on the outskirts of the charming village of Lyminge. Beautifully presented throughout, the open plan layout of the living space provides opulence and modern living; kick back and take in the beauty of the north downs in this tranquil setting.

The accommodation comprises a porch leading to the reception hall, spacious triple aspect open planned living and dining space with panoramic views over the countryside. Contemporary kitchen, Utility room, three double bedrooms and two beautifully finished bathrooms. Outside: Large driveway with electric gates, detached oak framed garage, detached one bedroom Annexe, delightful rear and side gardens, decked area with a large pond and quarter-acre field overlooking the countryside. EPC RATING = E

Guide Price £795,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Driveway & double car port

Heating Oil

EPC Rating E

Council Tax Band D

Folkestone & Hythe



Situation

This property is located on the outskirts of the village. Lyminge offers amenities including a convenience Shop & Post Office, Doctors surgery, Hairdressers & Barbers, Chemist and sought after 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

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The accommodation comprises

Ground floor

Porch

Reception hall

Storage cupboard - Fuse box

Living/dining room

35' 10" x 10' 7" (10.92m x 3.23m)

Snug

12' 9" x 11' 10" (3.89m x 3.61m)

Kitchen

10' 3" x 11' 10" (3.12m x 3.61m) Tiverton oak kitchen with base units comprising cupboards and drawers with quartz work surface - Breakfast bar - Built-in AEG induction hob with elevating extractor fan - Bank of wall units and clever walk-in larder cupboard with wine rack and shelving - Two large AEG ovens, AEG microwave oven and steam ovens - Integral units including fridge freezer and dishwasher - Work surface incorporating stainless steel sink with boiler tap.

Utility room/rear porch

Stainless steel sink - Cupboards - Airing cupboard with plumbing for washing machine

Bathroom

Sink unit - Shower - Full size bath- WC





Master bedroom

11' 10" x 14' 3" (3.61m x 4.34m) Double French door onto pond area

Bedroom two

9' 11" x 13' 11" (3.02m x 4.24m) Double French door onto pond area

Bedroom three

10' 0" x 11' 10" (3.05m x 3.61m) Fitted wardrobes

Shower room

Wall tiling - Aqualisa shower - Sink - WC - De-misting electric mirror

Outside

Driveway

Electric gates for vehicle access and pedestrian side gate - Large driveway 225 square metres with brick-paved ample space for outbuildings and sheds to the side leading to garage which is open-fronted - The property is accessed over a private lane - Summerhouse 18' x 6 with lights and power points

Oak frame store/workshop and double carport

Store/workshop with power and light - Double carport - Oak frame pitched roof - Housing workbench - Solar inverter =2x4.5KWA electric storage batteries

Rear garden

Raised decking area with access to side decking and a large pond with gravel borders and hedgerow to the side - Views over the countryside to the rear of the garden hedge - Mainly laid to lawn - Gravelled seating area and shrubs to the side of gates leading out onto the driveway with a picket fence - Raised flower beds

Paddock

A quarter of an acre paddock laid to grass - Hornbeam hedging around the perimeter - Apple and cherry trees - Vegetable soft fruit growing area - Views over the valley and countryside

Solar panels

Located in the paddock - Delivering up to 13KWH output - Owned outright and to be sold with the property

Detached one bedroom Annexe

Timber clad building with a pitch tiled roof door and windows - Laid out as: living room, kitchen area, bedroom and bathroom - Power and Light - Heating, electric, drainage and water supply - French doors to small composite deck sitting and countryside viewing area

Heating

Oil - Underfloor heating to Living/dining area with separate thermostat control - Wood burning stove to Snug area







Approximate Gross Internal Area = 123 sq m / 1320 sq ft
 Outbuildings = 70 sq m / 751 sq ft

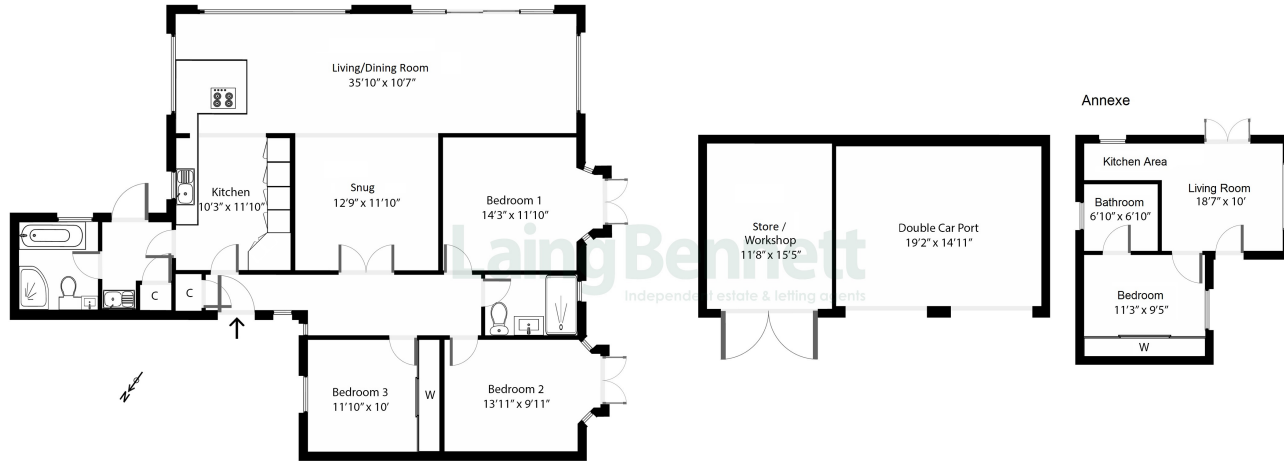
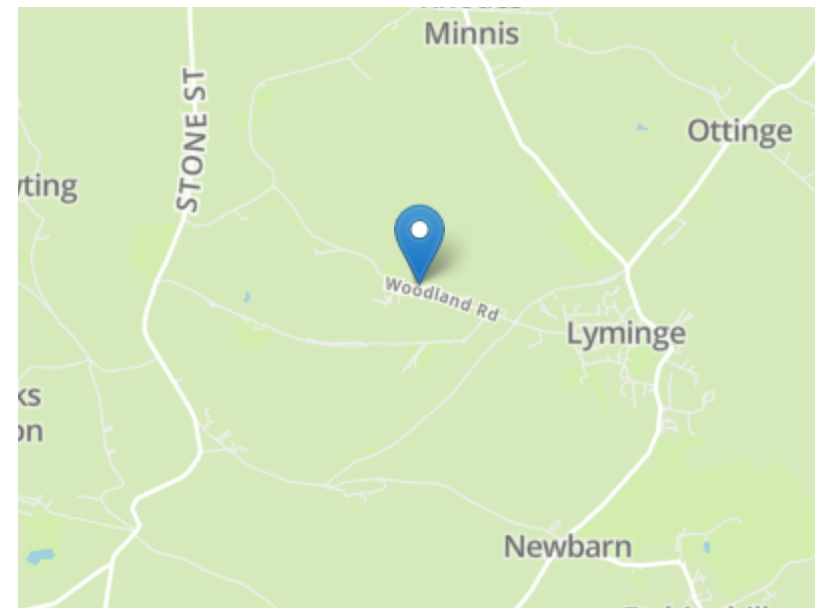


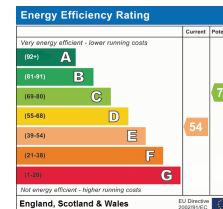
Illustration for identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



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