





A rare opportunity to acquire this detached bungalow set in a highly sought-after rural location, nestled within approximately 1.2 acres of land. The property offers immense potential and features a range of outbuildings, including a double garage, two additional garages, a workshop, and an orchard area. The property has been in the same family for over 50 years and once operated as a poultry farm. The bungalow now requires updating and modernisation, presenting an excellent opportunity for renovation. The accommodation comprises a front porch, a living room, dining room, inner hall, conservatory, kitchen, three bedrooms, and a bathroom. Offered to the market with no forward chain, this is a unique chance to create a dream home in a picturesque countryside setting. EPC RATING = F

Guide Price £665,000

Tenure Freehold

Property Type Small holding

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway & garages

Heating

EPC Rating F

Council Tax Band E

Folkestone & Hythe



Situation

This detached bungalow is set in an AONB (Area of Outstanding Natural Beauty) in a rural location on the hillside above the village of Denton which benefits from the Jackdaw public house and bus service to Canterbury & Folkestone. The nearby village of Barham offers local amenities including a primary school and a village community store. The Channel Tunnel is just 14 miles away, while cross-Channel ferries are available from Dover. Both the historic city of Canterbury and the seaside town of Folkestone offer a high-speed train service to London, as well as many shops, restaurants and secondary schools.

The accommodation comprises

Entrance hall

Dining room

10' 1" x 9' 0" (3.07m x 2.74m)

Living room

12' 3" x 12' 0" (3.73m x 3.66m)

Bedroom one

15' 4" x 10' 3" (4.67m x 3.12m)

Kitchen

14' 0" x 9' 0" (4.27m x 2.74m)

Bedroom three

10' 5" x 8' 8" (3.17m x 2.64m)

Bedroom two

9' 4" x 9' 2" (2.84m x 2.79m)

Outside

Gardens and orchard

Three garages

Double garage: 15' 11" x 15' 1" (4.85m x 4.60m)

Garage one: 15' 1" x 8' 0" (4.60m x 2.44m)

Garage two: 15' 1" x 8' 0" (4.60m x 2.44m)

Workshop

13' 4" x 7' 6" (4.06m x 2.29m)

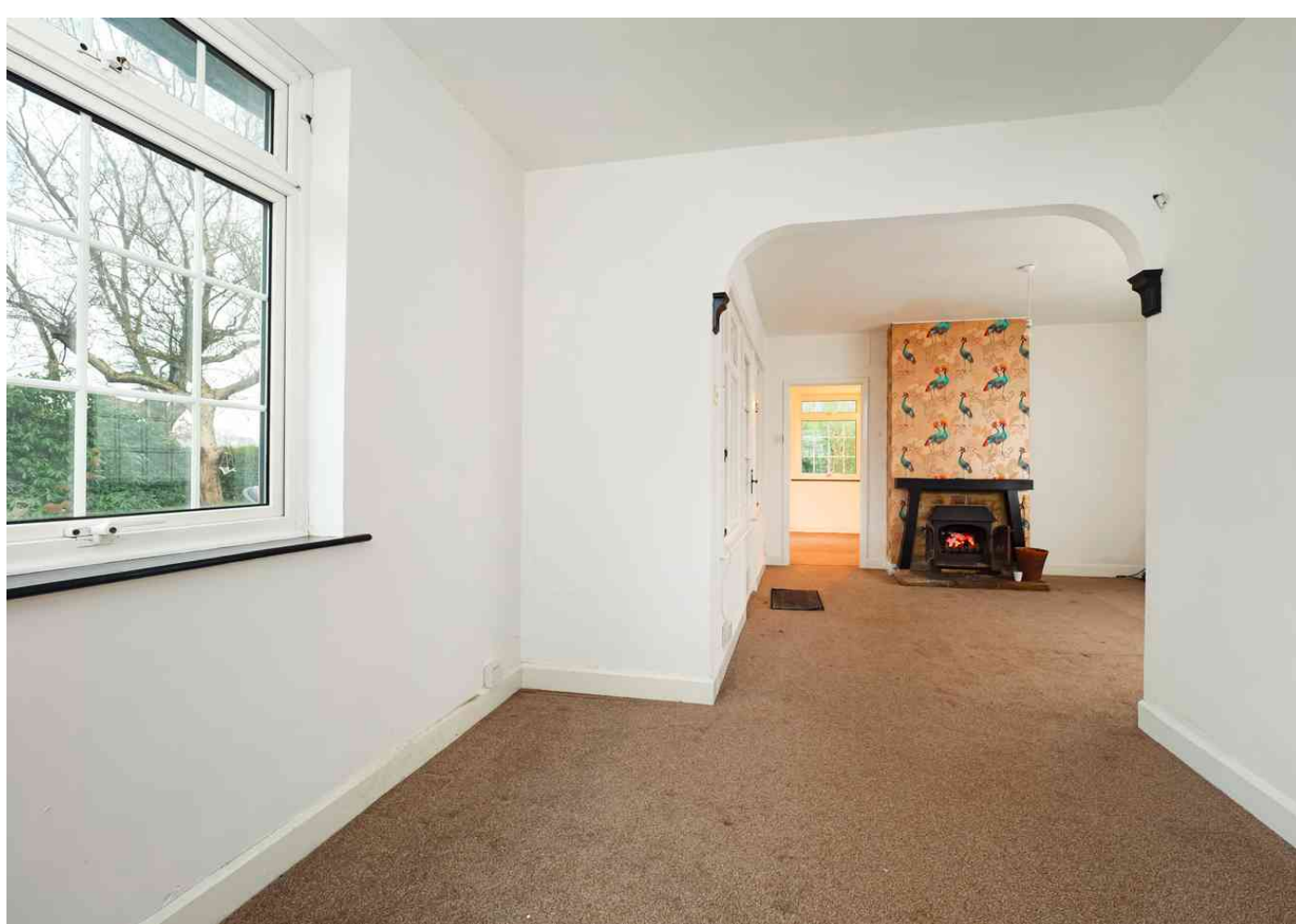
Services

Mains electric and water.

Oil fired Aga provides hot water and cooking

3 x Electric night storage heaters

Open coal and wood fire in living room



Approximate Gross Internal Area (Including Low Ceiling) = 94 sq m / 1011 sq ft
 Outbuildings / Garage = 56 sq m / 608 sq ft

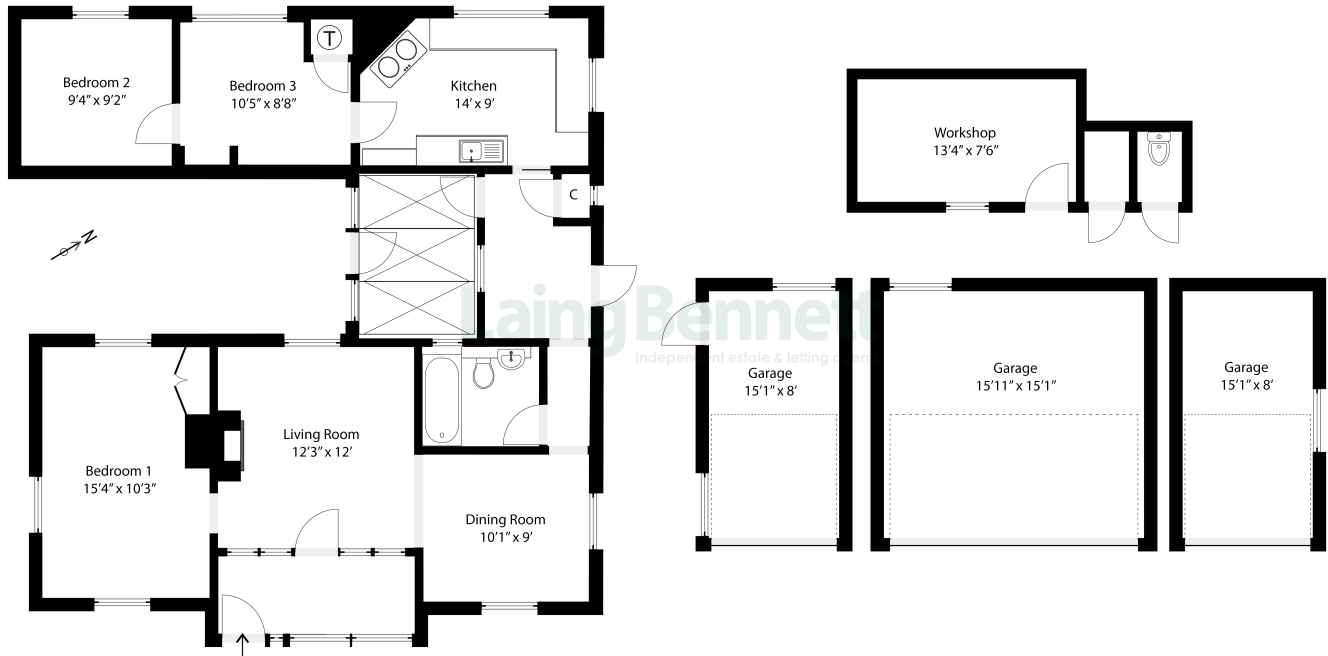


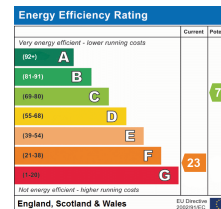
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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