



Valley Downs, Brady Road, Lyminge, Folkestone, Kent, CT18 8DU

Guide Price £599,950

EPC RATING:

No
Onward
Chain

A superb opportunity to purchase a detached family home in a rural location with wonderful mature large gardens. The property offers huge potential and is now in need of some updating. NO CHAIN.

Accommodation Comprises: GROUND FLOOR: Entrance porch, hallway, dining room with fireplace and lift to first floor bedroom one, kitchen, spacious sitting room with sliding patio doors to the large conservatory, inner hall, cloakroom/WC, rear lobby with door to storage room. FIRST FLOOR: Three bedrooms, bedroom four/study, shower room/WC. OUTSIDE: Driveway parking, garage and carport. Additional hard standing, wide gate access to the garden and large wooden shed. The extra space might appeal to someone looking to add to the plot. Glorious mature gardens with an abundance of plants shrubs and plants with natural pathways which lead to the bottom of the garden where you can enjoy breathtaking countryside views of the Elham Valley. EPC Rating: TBC



Approximate Gross Internal Area (Including Low Ceiling) = 150 sq m / 1618 sq ft
Garage (Excluding Car Port) = 34 sq m / 368 sq ft

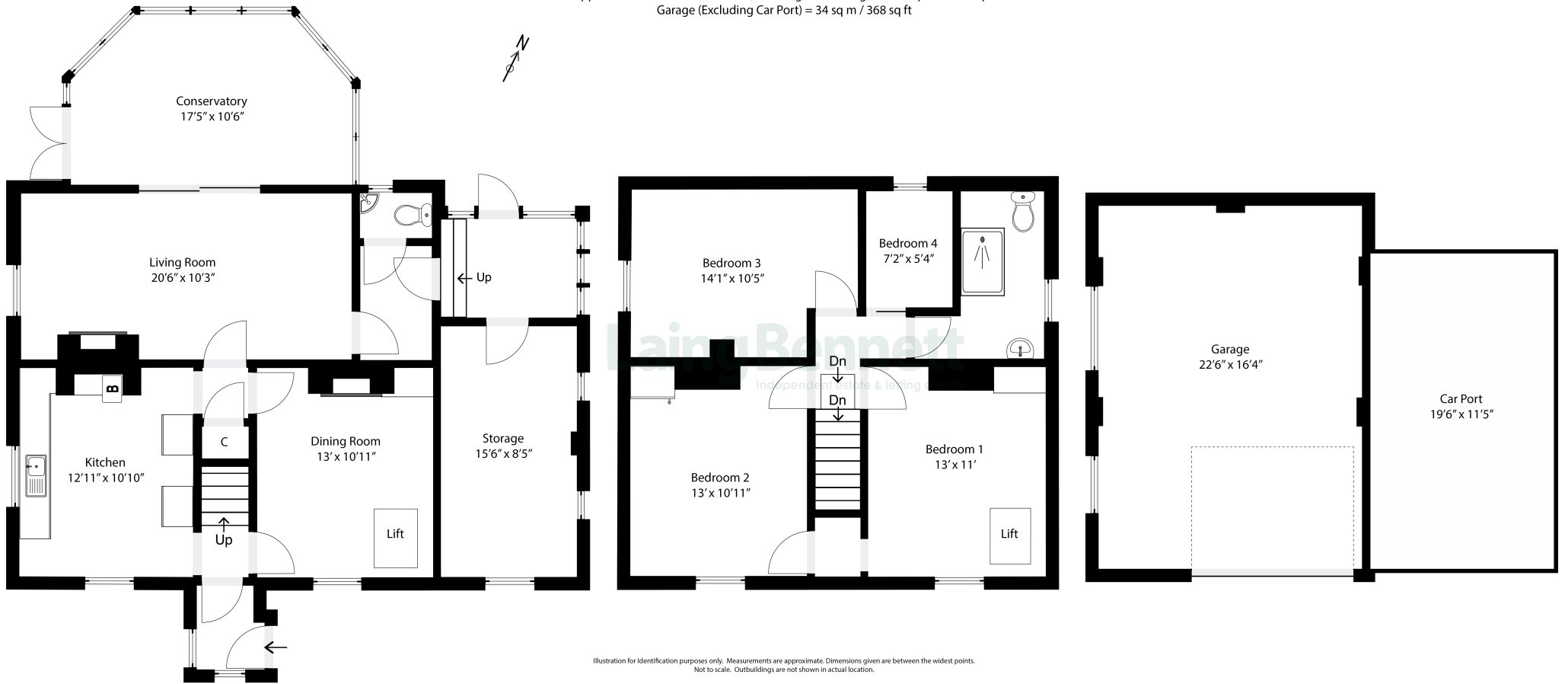


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located to the far end of 'Brady Road', close to 'Farthing Common' and on the edge of the village 'Lyminge', 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.

Ground floor

Entrance porch

Hallway

Dining room

13' 0" x 10' 11" (3.96m x 3.33m)

kitchen

12' 11" x 10' 10" (3.94m x 3.30m)

Living room

20' 6" x 10' 3" (6.25m x 3.12m)

Conservatory

17' 5" x 10' 6" (5.31m x 3.20m)

Inner hall

Cloakroom/WC

Storage room

15' 6" x 8' 5" (4.72m x 2.57m)

Rear lobby

First floor

Landing

Bedroom one

13' 11" x 11' 0" (4.24m x 3.35m)

Bedroom two

13' 0" x 10' 11" (3.96m x 3.33m)

Bedroom three

14' 1" x 10' 5" (4.29m x 3.17m)

Bedroom four/study

7' 2" x 5' 4" (2.18m x 1.63m)

Shower room/WC

Outside

Driveway, garage and car port

There is plenty of driveway parking GARAGE: 22' 6" x 16' 4" (6.86m x 4.98m) CAR PORT: 19' 6" x 11' 5" (5.94m x 3.48m) wide gate access to the garden.





Gardens

Glorious mature gardens with an abundance of plants shrubs and plants with a natural pathway which leads to the bottom of the garden where you can enjoy breathtaking countryside views of the Elham Valley. Large wooden shed to remain,

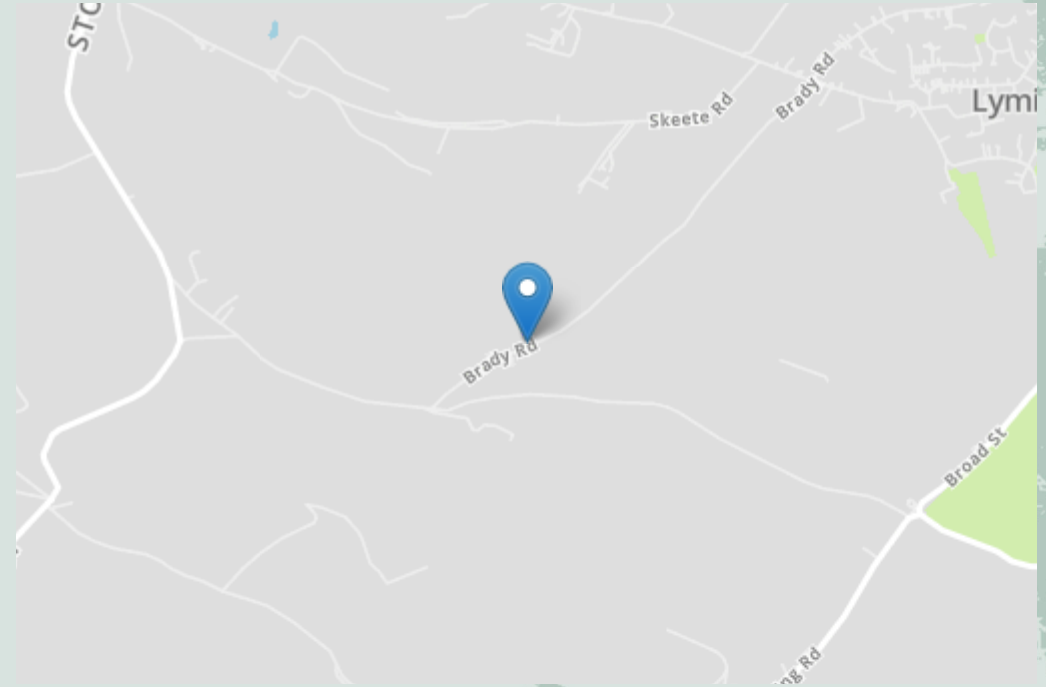
Heating

Oil









Need to Book a Viewing?

If you would like to view this property please contact our Lymington branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lymington

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lymington | Folkestone | CT18 8HP

www.laingbennett.co.uk



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