

Laing Bennett

Residential sales



Rhodes House, Longage Hill, Rhodes Minnis, Canterbury, Kent, CT4 6XS

Guide Price £1,125,000

EPC RATING: E

Spacious House
Further Potential
Land/Paddocks

This blissful family five/six bedroom home is steeped in history having started life as a private residence and then converted to a country pub in the 1800s and called at various times the Prince of Wales, Prince Charles and Lady Diana, The Prince and Princess of Wales and finally The Battle of Britain before being converted back to a glorious, vast and spacious extended home. The splendour of the original features such as exposed beams, inglenook fireplace are a delight, yet you will marvel at the light and bright accommodation that would suit any modern family. Outside there is a delightful garden with pathways and sun terraces. A large gravelled parking area and a double garage are on the other side of the lane. This area leads to a meadow contributing to the property's Approx. 1.2 acre plot and would make an ideal paddock for a horse. EPC RATING = E



Approximate Gross Internal Area (Including Low Ceiling) Excluding Roof = 338 sq m / 3633 sq ft
Garage = 59 sq m / 636 sq ft

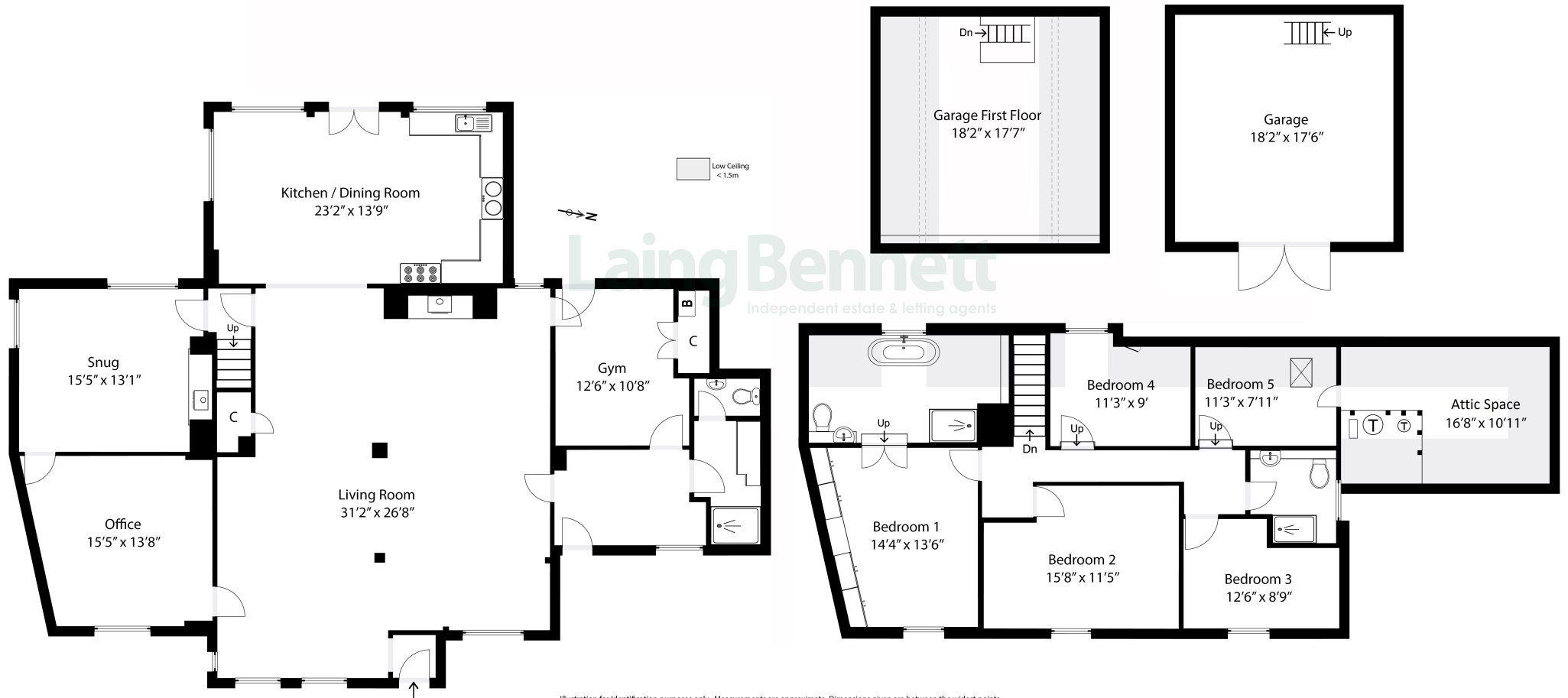


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is located in Rhodes Minnis which is a sought after small village at the South Western end of the tranquil Elham Valley. If you are searching for 'blissful' village life with an active village hall hosting many clubs, classes and events for the local community then look no further. Surrounded by green lush countryside and with the nearby Lyminge forest on your doorstep you will never tire of exploring your surroundings. The village of Lyminge is close by which offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

The accommodation comprises

Ground floor

Entrance hall

Living room

31' 2" x 26' 8" (9.50m x 8.13m)

Kitchen/Dining room

23' 2" x 13' 9" (7.06m x 4.19m)

Home office/bedroom six

15' 5" x 13' 8" (4.70m x 4.17m)

Snug/sitting room

15' 5" x 13' 1" (4.70m x 3.99m)

Gym/playroom

Shower room/utility

WC





Second floor

Landing with access to boarded and insulated loft

Bedroom one

14' 4" x 13' 6" (4.37m x 4.11m)

En suite bathroom

Bedroom two

15' 8" x 11' 5" (4.78m x 3.48m)

Bedroom three

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom four

11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom five

11' 3" x 7' 11" (3.43m x 2.41m)

Shower room

Attic storage

16' 8" x 10' 11" (5.08m x 3.33m)

Outside

Frontage

Driveway and lawn

Detached double garage

18' 2" x 17' 6" (5.54m x 5.33m)

Garage first floor

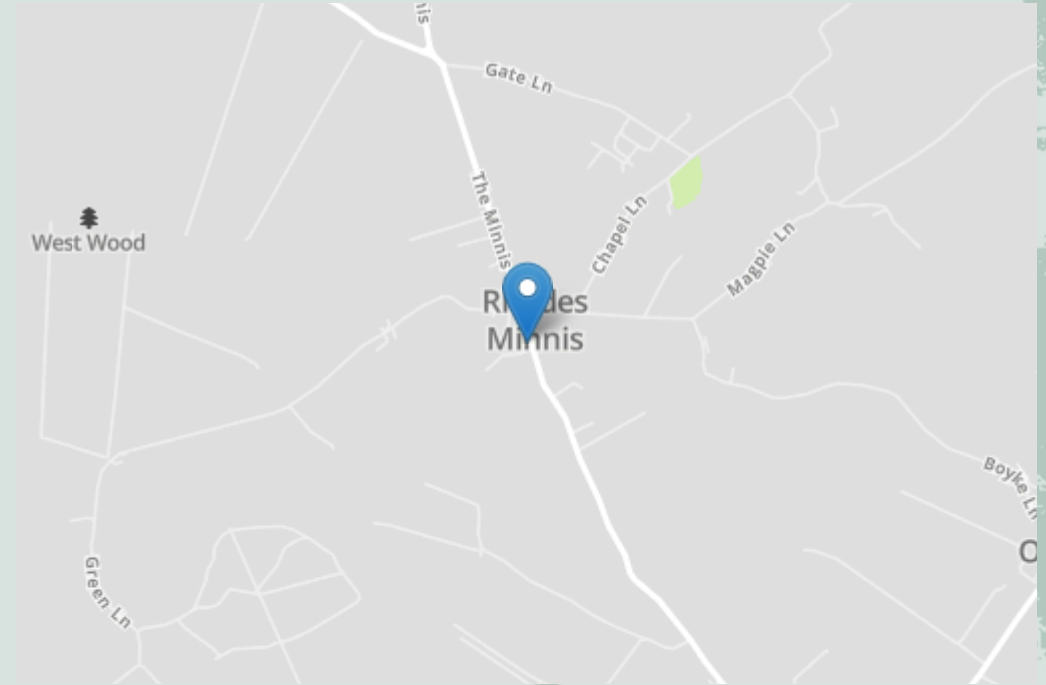
18' 2" x 17' 7" (5.54m x 5.36m)

Rear garden

Land formed in two paddocks







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

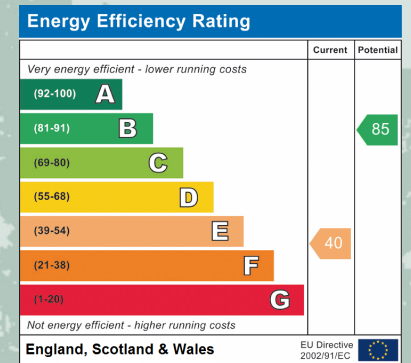
Lyminge

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