







Welcome to this fantastic four bedroom home, offering the space and accommodation to suit the needs of any modern family. As you approach, you're greeted by a long front garden and driveway which leads to the rear of the property and a double garage. The living room beckons with its inviting ambience, featuring a wood-burning stove that adds warmth and character. Entertain with ease in the dining room. The kitchen/breakfast room is the heart of the house offering ample space for culinary creations. Need a space to work from home? Look no further than the office, providing a peaceful environment for productivity and focus. There is also a utility room and downstairs WC. On the first floor, there are four double bedrooms, en suite and main bathroom. Outside, the rear garden offers a private oasis for outdoor enjoyment. With its desirable location, spacious layout, and thoughtful amenities, this detached house in Lyminge presents a rare opportunity to embrace the quintessential charm of village living. Schedule a viewing today and start envisioning the possibilities. EPC RATING = C

**Guide Price £650,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway & double garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band F

Folkestone & Hythe District Council



## Situation

This property is located on 'High Street' in the village. Lyminge offers amenities including; Convenience Shop, 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.

## The accommodation comprises

### Ground floor

Entrance porch

Entrance hall

Cloakroom/WC

### Living room

16' 9" x 11' 4" (5.11m x 3.45m)

### Kitchen/breakfast room

18' 2" x 9' 0" (5.54m x 2.74m)

### Utility room

9' 3" x 8' 7" (2.82m x 2.62m)

### Dining room

16' 0" x 11' 5" (4.88m x 3.48m)

### Office

11' 5" x 9' 10" (3.48m x 3.00m)





### First floor

Landing

Bedroom one

16' 7" x 11' 5" (5.05m x 3.48m)

En suite shower room

Bedroom two

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom three

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom four

11' 5" x 9' 2" (3.48m x 2.79m)

Bathroom

### Outside

Long front garden

Long driveway

Double garage

21' 10" x 17' 11" (6.65m x 5.46m)

Rear garden

### Agent note

Under section 21 of the Estate Agents Act, we are obliged to inform you that the Vendor of this property is related to a member of Laing Bennett Ltd staff.







Approximate Gross Internal Area (Including Low Ceiling) = 159 sq m / 1713 sq ft  
 Garage = 36 sq m / 392 sq ft

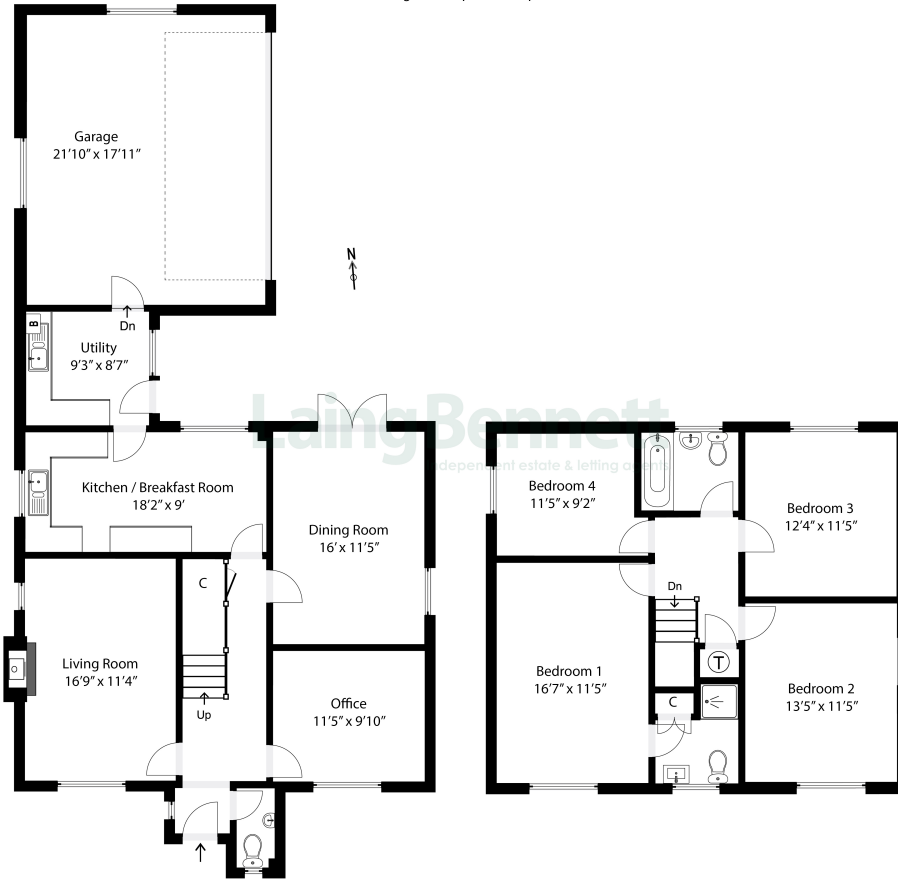


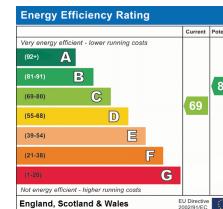
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

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