



Boyke Bungalow, Boyke Lane, Rhodes Minnis, Canterbury, Kent,  
CT4 6XN

EPC Rating =

Guide Price £325,000





Rev	Date	Description	<div>APX ARCHITECTURE</div>  <div>APX ARCHITECTURE Rural Design, Urban Design LONDON 101 01 01</div>	Client / Project	Drawing Description	Date
				Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Front Elevation Scale 1:100@A3 Drawing Number 21_91_08	March 2022 Revision D



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				Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Rear Elevation Scale 1:100@A3 Drawing Number 21_91_10	



A fantastic opportunity to build your forever home. Occupying an enviable spot in an idyllic rural location in the village of Rhodes Minnis, the plot has far reaching views and planning permission for a superb and spacious detached property. The proposed plans offer superb living space including a lounge with vaulted ceiling and a contemporary appearance complementing the lush rural setting. The plot also benefits from Further development being possible using permitted development rights which could substantially increase the accommodation size and a number of bedrooms. Approximatley 0.27 acre plot. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 21/2520/FH. EPC EXEMPT

**Guide Price £325,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 3

**Bedrooms** 3

**Bathrooms** 2

**EPC Rating** TBC

**Council Tax Band** B  
Shepway District Council

# Situation

This superb property is located on 'Boyke Lane' in Rhodes Minnis which is a small village with a wonderful rural feel, an abundance of beautiful walks, cycle routes and bridle paths to explore and enjoy. There is an active community and village hall which benefits from many clubs, classes and events. There are good bus links to both Canterbury and Folkestone and 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. Rhodes Minnis is close to the village of Lyminge which offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School.

# Access

Access from Boyke Lane

# Terms

The property is Freehold and vacant possession will be provided upon completion.

# Site measurements

Approximatley 0.27 acre plot

# Viewings

Viewings must be by appointment only, please contact Laing Bennett on 01303 863393

# Services

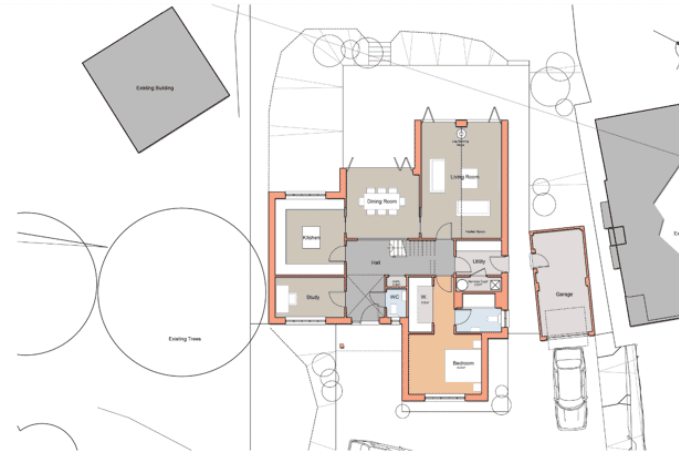
Power, water and private drainage



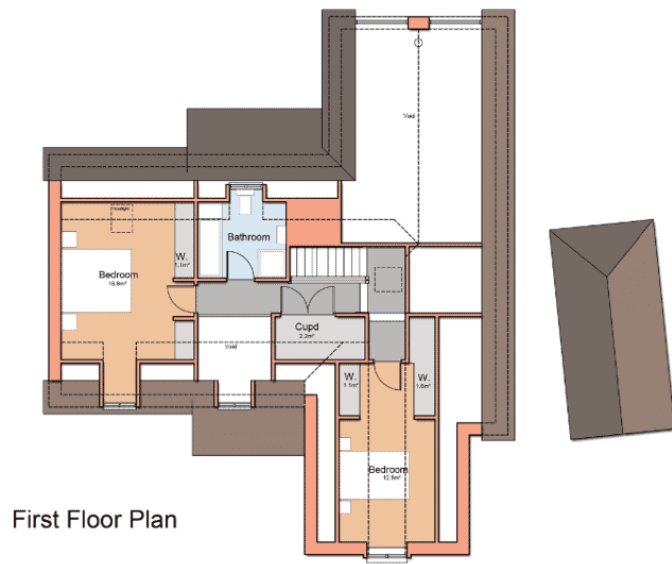
Rev	Date	Description	<div>APX ARCHITECTURE</div> <div></div> <div>APX ARCHITECTURE 100% COMPLETE 100% COMPLETE</div>	Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Description Side Elevation	Date March 2022					
0	1	2		3	4	5	6	7	8	9	Scale 1:100@A3



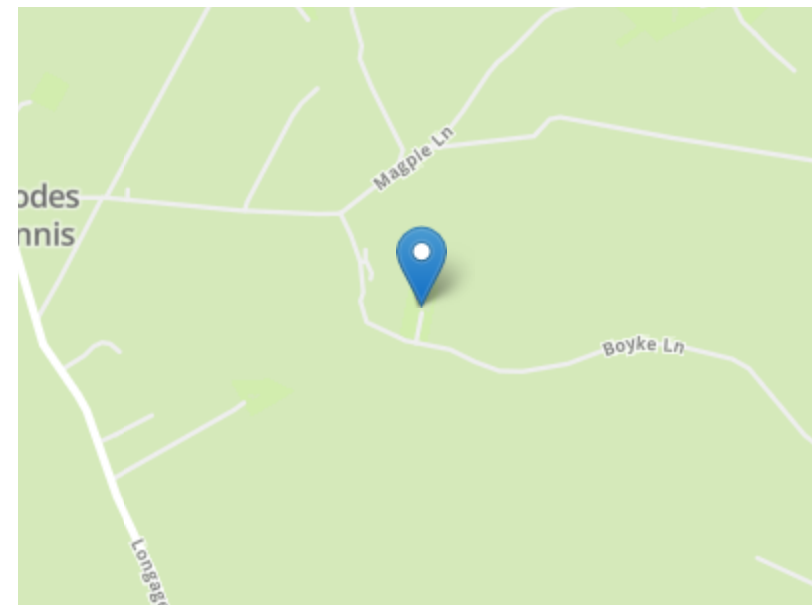
Rev	Date	Description		Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Description Side Elevation  Scale 1:100@A3  Drawing Number 21_91_09				
0	1	2				3	4	5	6



Rev Date Description			 APX ARCHITECTURE 100% COMPLETE	Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN	Drawing Number Ground Floor Plan  Scale 1:100@A3  Drawing Date 21_91_06				
0	1	2				3	4	5	6



First Floor Plan



Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email **[sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)**

Rev	Date	Description
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	<p>Client / Project Proposed Replacement House Boyke Bungalow Boyke Lane Rhodes Minnis Kent CT4 6XN</p>	<p>Drawing Description First Floor Plan</p> <p>Scale 1:100@A3</p> <p>Drawing Number 21_91_07</p>
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