



**Laing
Bennett**

Residential sales

Ridgehill Farm, Canterbury Road, Etchinghill, Folkestone, Kent, CT18 8DF

Guide Price £599,950

EPC RATING: E

Spacious
& Flexible
Home

A handsome period four bedroom property boasting original features, charm and very spacious accommodation. Situated in the village of Etchinghill and comprising half of the original large farmhouse, this property retains inglenook fireplaces and parts of the property are believed to date from the 17th Century. The property has been updated by the current owners with an attractive kitchen/breakfast room with bi-fold doors to a courtyard. There are two large reception rooms, utility room and boot room/WC. To the first floor: landing, three bedrooms and bathroom. Second floor: fourth bedroom/family room with en suite bathroom. Outside there is a garden and private parking for two cars to the front, store room, courtyard, extra parking area with a spacious shed (which has room to extend at the side and rear, subject to necessary consents). There is also a further enclosed rear garden with lawn, seating area and borders. A spacious and flexible village home. No forward chain. EPC RATING = E



Approximate Gross Internal Area (Including Low Ceiling) = 233 sq m / 2503 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 the village of Etchinghill in a converted farm yard development. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At 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 hall

Living room

23' 1" x 19' 0" (7.04m x 5.79m)

Dining room

24' 10" x 14' 0" (7.57m x 4.27m)

Kitchen/Breakfast room

20' 5" x 11' 3" (6.22m x 3.43m)

Utility room

11' 2" x 5' 7" (3.40m x 1.70m)

WC/Boot room





First floor

Landing

Bedroom one

15' 2" x 13' 3" (4.62m x 4.04m)

Bedroom two

12' 11" x 12' 4" (3.94m x 3.76m)

Bedroom three

11' 9" x 9' 10" (3.58m x 3.00m)

Bathroom

Second floor

Bedroom four

25' 2" x 15' 4" (7.67m x 4.67m)

En suite bathroom

Outside

Parking to the front

Store room

8' 3" x 3' 7" (2.51m x 1.09m)

Extra parking area with summerhouse

Courtyard seating area

Enclosed garden

Heating

Gas







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

01303 863393

lyminge@laingbennett.co.uk

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			79
			EU Directive 2002/91/EC



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