



2 Thistley Close, Broad Street, Lyminge, Folkestone, Kent, CT18 8FS

EPC Rating = A

Guide Price £575,000





The Chilham is a beautiful four-bedroom detached family home featuring, a contemporary open-plan kitchen/diner with French doors opening onto a private garden and large double aspect living room again enjoying French doors to the garden. Upstairs, you'll find four double bedrooms, with the main bedroom offering an ensuite and fitted wardrobe, alongside a separate family bathroom. This home includes a detached car port, driveway parking for two cars, an EV charging point, and solar panels for sustainable living. EPC RATING = A



Guide Price £575,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 4

Bathrooms 2

EPC Rating A

Council Tax

Folkestone and Hythe District Council

Situation

The property is situated in the new Pentland Homes Development called 'The Fairways' in the village of Lyminge. Nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefits 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.

The accommodation comprises

Ground floor

Entrance hall

Living room

11' 11" x 20' 8" (3.63m x 6.30m)

Kitchen/Dining room

11' 7" x 20' 8" (3.53m x 6.30m)

Utility

WC

First floor

Landing





Bedroom one

11' 8" x 11' 11" (3.56m x 3.63m)

En suite shower room

Bedroom two

12' 10" x 10' 0" (3.91m x 3.05m)

Bedroom three

11' 8" x 8' 4" (3.56m x 2.54m)

Bedroom four

10' 8" x 9' 6" (3.25m x 2.90m)

Bathroom

Outside

Frontage

Enclosed rear garden

Garage and Parking

Warranty

10 year NHBC build warranty and a 2 year Pentland Homes warranty.

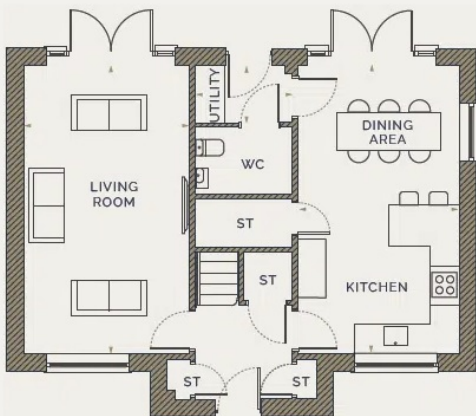
Annual service charge

Approx. £382.36 for the communal areas.



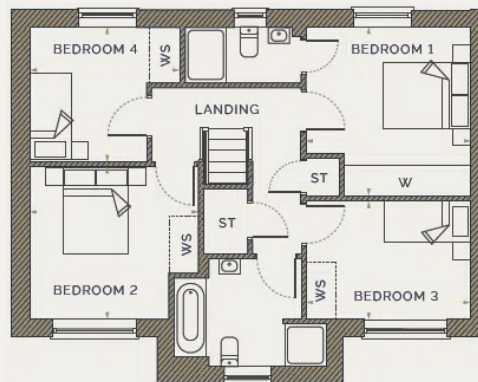






GROUND FLOOR

KITCHEN/DINING AREA	3.53M X 6.32M / 11'7" X 20'8"
LIVING ROOM	3.63M X 6.32M / 11'11" X 20'8"
UTILITY	2.11M X 1.25M / 6'11" X 4'1"

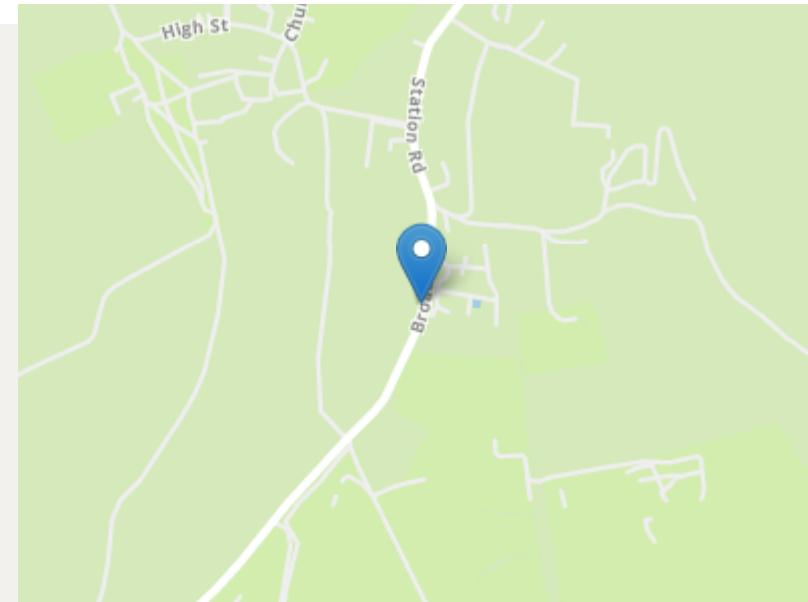


FIRST FLOOR

BEDROOM 1	3.57M X 3.65M / 11'8" X 11'11"
BEDROOM 2	3.67M X 3.31M / 12'10" X 10'0"
BEDROOM 3	3.57M X 2.55M / 11'8" X 8'4"
BEDROOM 4	3.26M X 2.89M / 10'8" X 9'6"

KEY ◀ Dimensions ST Storage W/S Wardrobe space W Wardrobe

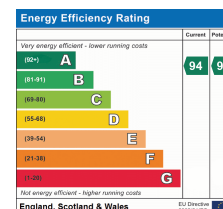
Floor plans show a typical house type and are indicative only. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes.



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