







Set in a sought-after location with beautiful countryside views, this impressive, extended and extensively updated family home offers exceptional space and versatility. The ground floor opens with a welcoming entrance hall leading to a spacious living room, elegant dining room, stylish family room, and a natural light filled stunning modern kitchen with a separate utility room and conservatory opening to the garden. A flexible annex includes its own kitchen, bathroom, and a fifth bedroom, ideal for guests or multi-generational living. Upstairs, the generous landing leads to four double bedrooms, including a superb main bedroom with door to 'Jack and Jill' luxurious shower/bathroom/WC and a substantial dressing room with access to eaves storage to bedroom two and a family bathroom/WC. Outside, a large driveway provides ample parking and access to the detached garage, while the mature extensive garden of Approximately 0.58 acre creates a wonderful setting for entertaining and enjoying the peaceful rural surroundings. Solar panels. EPC Rating: D

Guide Price £995,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 5

Bathrooms 3

Parking Driveway & double garage

Heating Oil

EPC Rating D

Council Tax Band F

Folkestone And Hythe District Council



Situation

Situated on the edge of the village of Lyminge in an area of outstanding natural beauty with an abundance of walks, cycle routes and bridle paths. It is a short walk to the bus stop with regular buses to both Folkestone and Canterbury. Lyminge offers amenities including primary school, post office & convenience shop, doctor surgeries and a variety of shops. In the nearby village of Etchinghill you have a popular golf course and public house. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London. Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

First floor

Entrance hall

Living room

23' 9" x 11' 10" (7.24m x 3.61m)

Dining room

21' 0" x 10' 8" (6.40m x 3.25m)

Kitchen

29' 7" x 19' 6" (9.02m x 5.94m)

Utility

9' 8" x 8' 7" (2.95m x 2.62m)

Family room

15' 0" x 11' 11" (4.57m x 3.63m)

Conservatory

14' 0" x 10' 8" (4.27m x 3.25m)

Annex Kitchen

16' 5" x 11' 7" (5.00m x 3.53m)





Bedroom five

12' 9" x 11' 4" (3.89m x 3.45m)

First floor

Landing

29' 4" x 7' 10" (8.94m x 2.39m)

Bedroom one

15' 0" x 12' 1" (4.57m x 3.68m)

Ensuite Bathroom

15' 1" x 10' 11" (4.60m x 3.33m)

Bedroom two

15' 0" x 11' 1" (4.57m x 3.38m)

Bedroom three

15' 1" x 10' 11" (4.60m x 3.33m)

Bedroom four

13' 1" x 11' 11" (3.99m x 3.63m)

Dressing room

18' 3" x 11' 2" (5.56m x 3.40m)

Main bathroom

Outside

Double garage and extensive driveway

18' 10" x 16' 9" (5.74m x 5.11m)

Mature gardens Approx 0.58 acre







Approximate Gross Internal Area (Excluding Garage and Eves Storage) = 306 sq m / 3289 sq ft
Car Port = 29 sq m / 316 sq ft

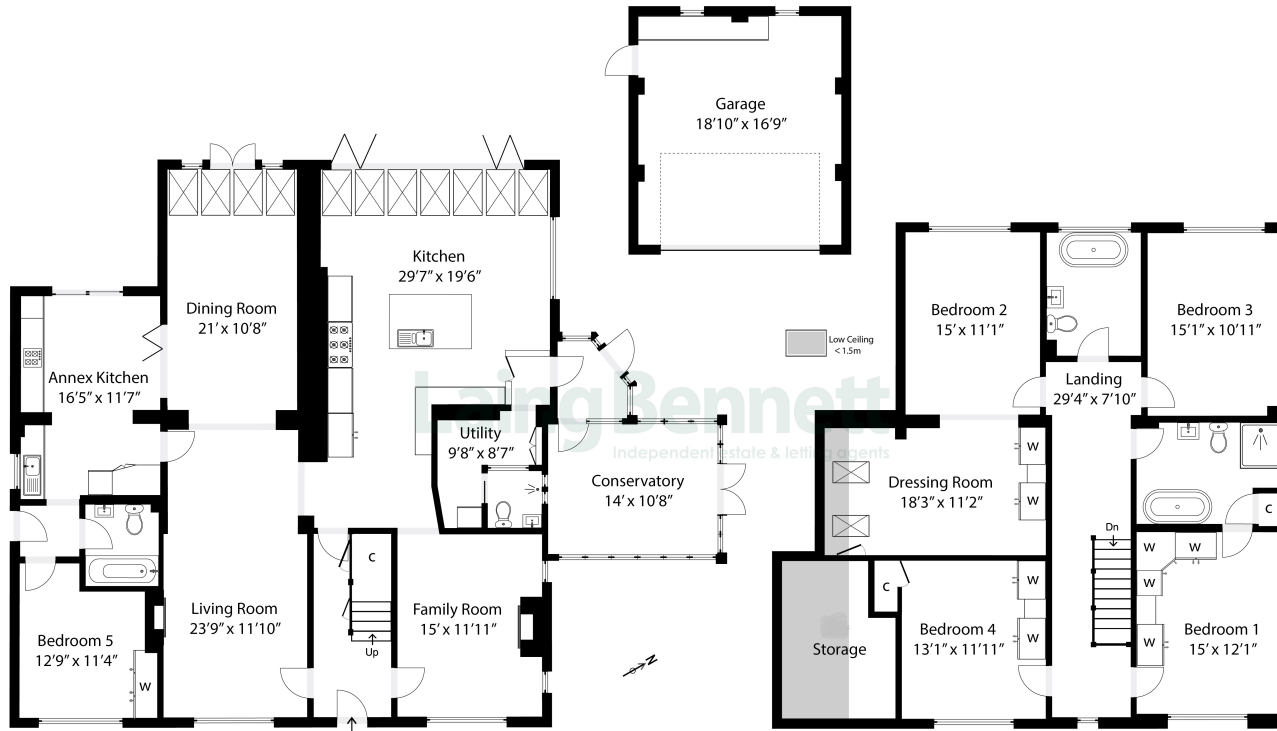


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

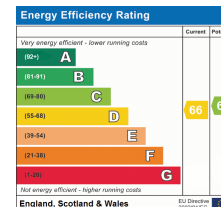
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