







This beautifully presented three/four bedroom home, set within an Area of Outstanding Natural Beauty, has been recently redecorated and thoughtfully refurbished to create a stylish yet comfortable living space. The property boasts a stunning kitchen, an elegant Victorian-style bathroom and a recently installed central heating system. The spacious kitchen/dining room is perfect for entertaining, while the charming lounge offers a welcoming retreat. Outside, a pretty garden surrounds the home, complemented by a newly constructed oak-framed garage, driveway parking and a useful outbuilding incorporating a utility room for added convenience. This is an ideal opportunity to enjoy modern comfort in a truly picturesque setting. EPC Rating: E

Guide Price £475,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Garage and driveway

Heating LPG Gas

EPC Rating E

Council Tax Band E

Folkestone And Hythe District Council



Situation

The property is located on the edge of the picturesque village of Postling which lays at the foot of the North Downs and between the villages of Saltwood and Lyminge. Situated in the North Downs AONB and a conservation area in its own right, the village has a parish Norman Church and village hall. The nearby village of Lyminge offers further amenities including: primary school, post office & convenience shop, doctor surgeries and a variety of shops. The coastal towns and beaches of Hythe and Folkestone which provide a full range of facilities are approx. 4-5 miles away. The mainline railway station at Sandling is approx. 5 minutes away with a connection at Ashford for the High Speed service to London with an approx. journey time of less than an hour. Close to the M20 and Channel Tunnel.



The accommodation comprises

Ground floor

Living room

11' 2" x 21' 8" (3.40m x 6.60m)

Kitchen/Dining Room

13' 1" x 21' 8" (3.99m x 6.60m)

Family room/Bedroom four

18' 9" x 18' 4" (5.71m x 5.59m)





Ensuite toilet

4' 3" x 5' 11" (1.30m x 1.80m)

First floor

Landing

Bedroom one

13' 3" x 12' 3" (4.04m x 3.73m)

Bedroom two

11' 1" x 14' 10" (3.38m x 4.52m)

Bedroom three

7' 5" x 6' 5" (2.26m x 1.96m)

Bathroom

Outside

Garage

19' 8" x 9' 10" (6.00m x 3.00m)

Driveway parking

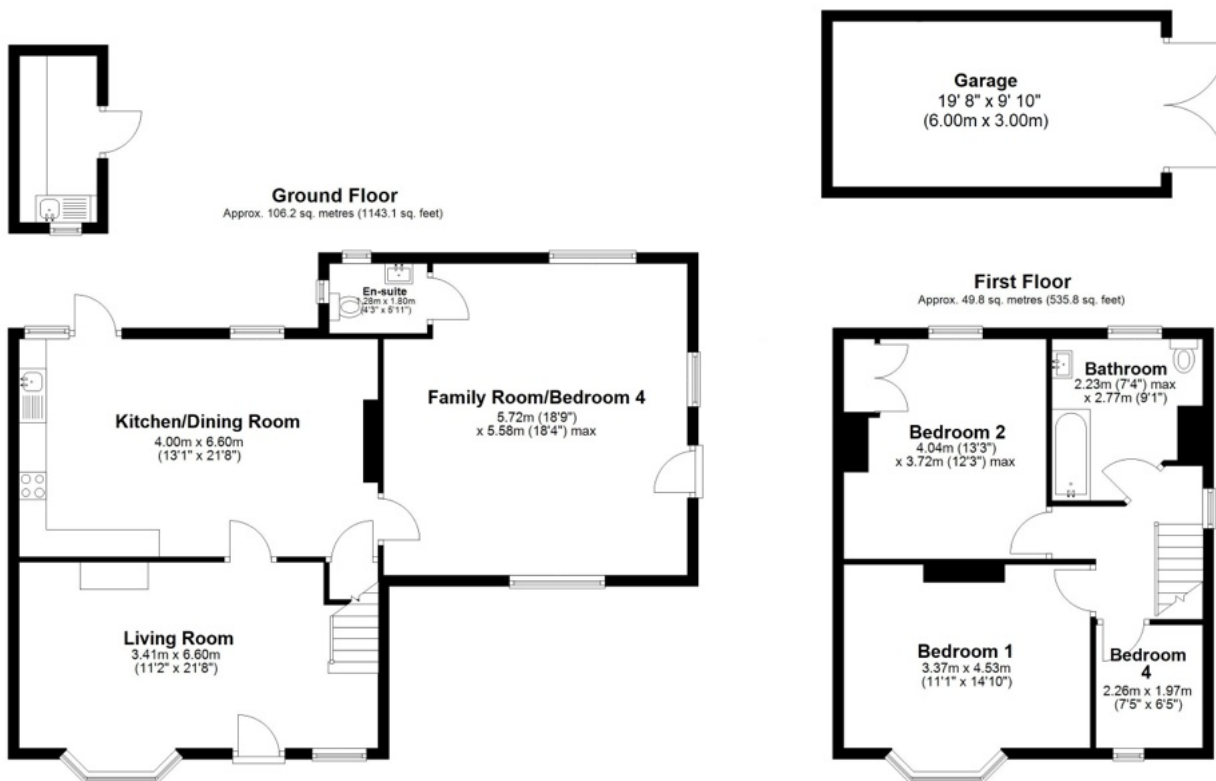
Outside utility room

Pretty gardens





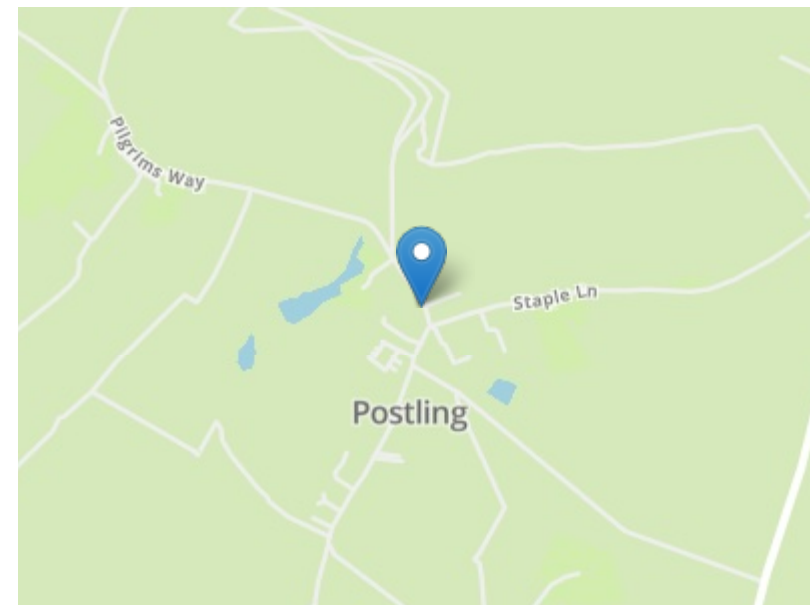




Total area: approx. 156.0 sq. metres (1679.0 sq. feet)

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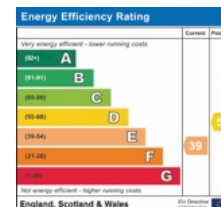
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