







This charming four-bedroom detached cottage is nestled in the heart of the peaceful and picturesque village of Stanford. Set back with a driveway, surrounded by beautifully maintained gardens and adjoining farmland. The property blends traditional character with comfortable, modern living, making it an ideal home for families or anyone seeking a quieter lifestyle. No chain! EPC Rating: F



Guide Price £450,000
Tenure Freehold
Property Type Detached House
Receptions 2
Bedrooms 4
Bathrooms 2
Heating Gas
EPC Rating F
Council Tax Band E
Folkestone And Hythe District Council

Situation

The property is located on 'Stone Street' in the village of 'Stanford'. The village benefits from having a highly regarded Public House 'The Drum Inn'. The coastal town of Hythe is approximately four and a half miles away and offers a variety of High Street shops and Supermarkets. Rail connections into London via nearby Westenhanger, Sandling and Folkestone stations. There is also good access to M20 and Channel Tunnel.

Welcome to this charming village home

Upon entering, you're welcomed into a light-filled living room that offers a cosy and relaxing space. Toward the rear of the property, a generously sized open-plan kitchen and dining room provides an ideal setting for everyday family life and entertaining guests. At the back of the house, a bright conservatory opens onto the rear garden, offering a lovely spot to enjoy the changing seasons in comfort. The cottage offers four bedrooms in total. Bedroom four is conveniently located on the ground floor and works well as a guest room, study, or playroom, while the remaining three bedrooms are situated upstairs. Each room has its own unique charm, with the main bedroom enjoying generous proportions and natural light. The family bathroom is located on the ground floor, while an additional WC upstairs adds to the home's practicality. Rich in character, the cottage features a classic red-brick exterior, traditional tiled roof, and cottage-style windows. The garden is a true highlight, being well-kept, private, and ideal for outdoor dining or simply enjoying a moment of peace. To the front, a block-paved driveway provides ample parking. Located in a lovely village setting, the home benefits from a strong local community and easy access to countryside walks, nearby amenities, and transport links. This is a rare opportunity to enjoy village living in a home full of charm, comfort, and space.





The accommodation comprises

Ground floor
Entrance porch

Living room
 13' 9" x 10' 9" (4.19m x 3.28m)

Kitchen/Dining room
 19' 9" x 10' 9" (6.02m x 3.28m)

Conservatory
 9' 6" x 7' 2" (2.90m x 2.18m)

Bedroom four
 8' 3" x 8' 2" (2.51m x 2.49m)

WC/Wet room
 5' 6" x 5' 3" (1.68m x 1.60m)

Second floor
Bedroom one
 13' 9" x 10' 10" (4.19m x 3.30m)

Bedroom two
 13' 8" x 10' 8" (4.17m x 3.25m)

Bedroom three
 10' 8" x 6' 8" (3.25m x 2.03m)

Shower room
 11' 0" x 5' 3" (3.35m x 1.60m)

Outside
Driveway parking

Pretty well stocked gardens







Approximate Gross Internal Area = 109 sq m / 1177 sq ft

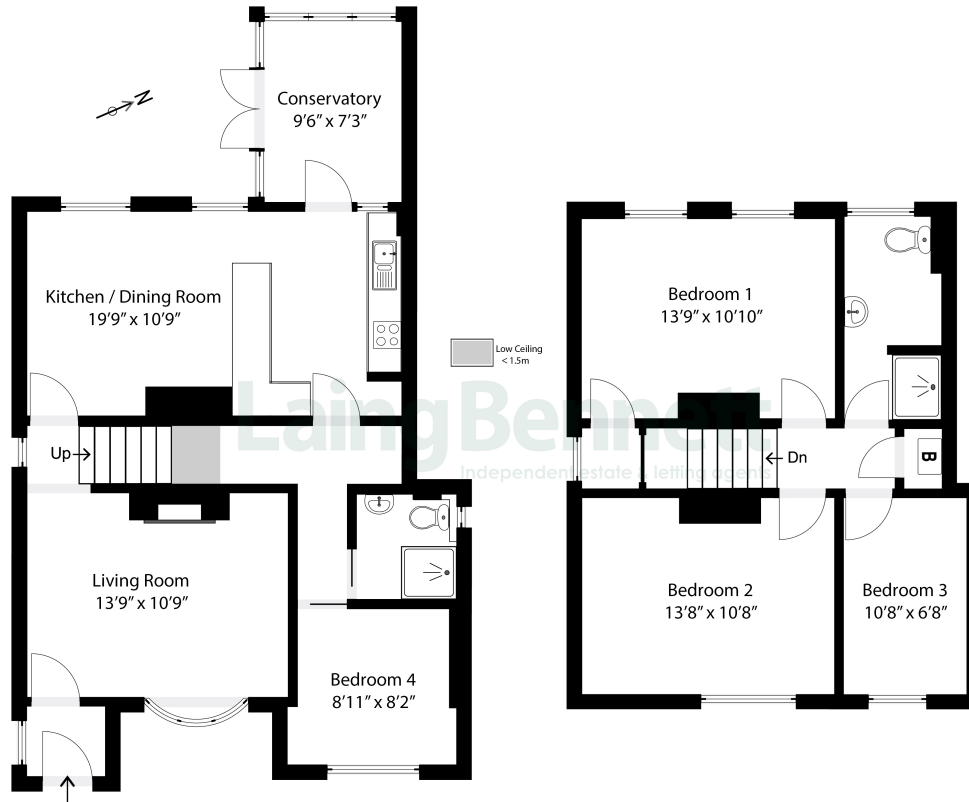


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

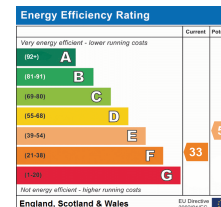
If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.