

Laing Bennett

Residential sales

The New House, High Street, Lyminge, Folkestone, Kent, CT18 8EL

Guide Price £675,000

EPC RATING: C

Four
Bedroom
House

Nestled within the picturesque village of Lyminge, this charming four bedroom detached house offers a perfect blend of countryside tranquillity and modern comfort. As you approach, you're greeted by a long front garden and driveway which leads to the rear of the property and a double garage. The living room beckons with its inviting ambience, featuring a wood-burning stove that adds warmth and character. Entertain with ease in the dining room. The kitchen/breakfast room is the heart of the house offering ample space for culinary creations. Need a space to work from home? Look no further than the office, providing a peaceful environment for productivity and focus. There is also a utility room and downstairs WC. On the first floor, there are four double bedrooms, en suite and main bathroom. Outside, the rear garden offers a private oasis for outdoor enjoyment. With its desirable location, spacious layout, and thoughtful amenities, this detached house in Lyminge presents a rare opportunity to embrace the quintessential charm of village living. Schedule a viewing today and start envisioning the possibilities. EPC RATING = C



Approximate Gross Internal Area (Including Low Ceiling) = 159 sq m / 1713 sq ft
Garage = 36 sq m / 392 sq ft

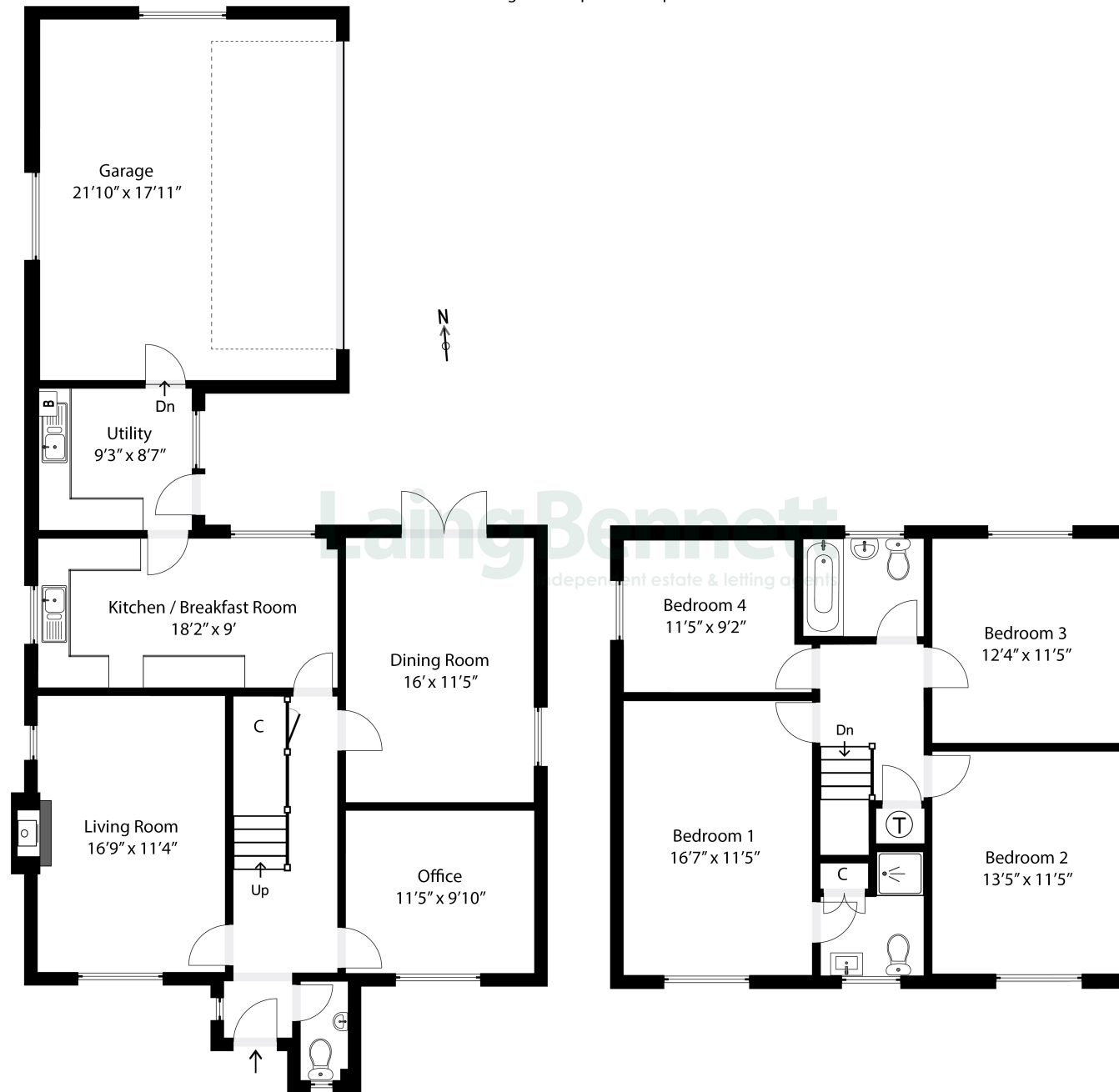


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is located on 'High Street' in the village. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and sought after 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 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 porch

Entrance hall

Cloakroom/WC

Living room

16' 9" x 11' 4" (5.11m x 3.45m)

Kitchen/breakfast room

18' 2" x 9' 0" (5.54m x 2.74m)

Utility room

9' 3" x 8' 7" (2.82m x 2.62m)

Dining room

16' 0" x 11' 5" (4.88m x 3.48m)

Office

11' 5" x 9' 10" (3.48m x 3.00m)





First floor

Landing

Bedroom one

16' 7" x 11' 5" (5.05m x 3.48m)

En suite shower room

Bedroom two

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom three

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom four

11' 5" x 9' 2" (3.48m x 2.79m)

Bathroom

Outside

Long front garden

Long driveway

Double garage

21' 10" x 17' 11" (6.65m x 5.46m)

Rear garden

Agent note

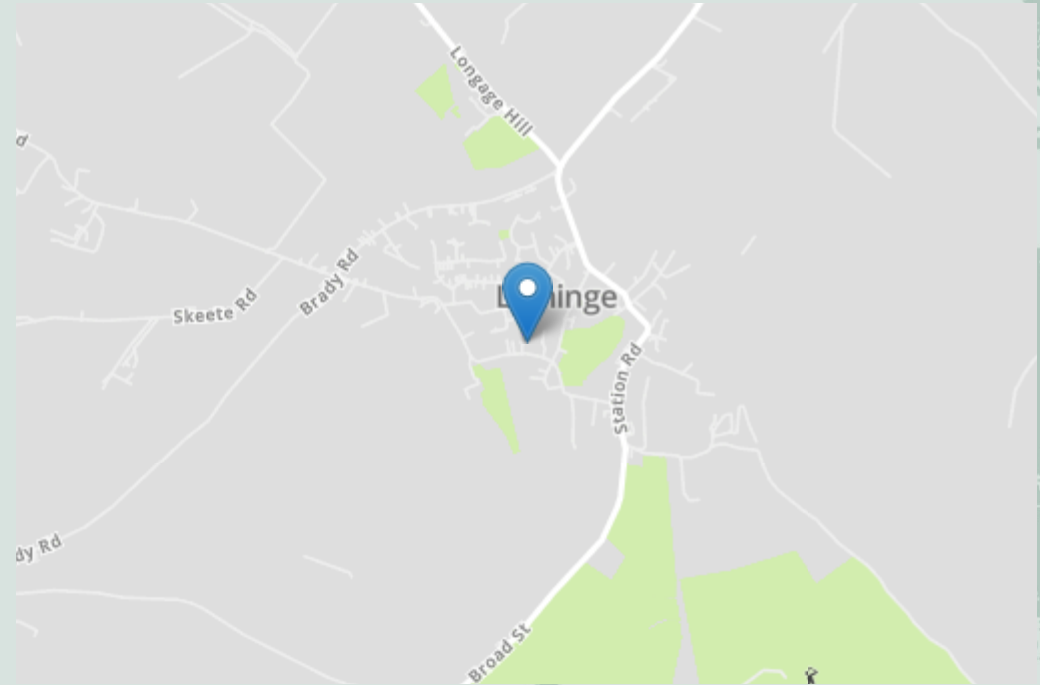
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Heating

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

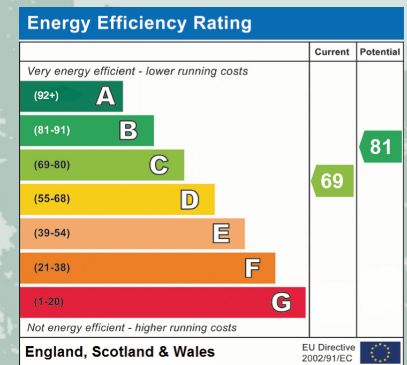
Lyminge

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