

Laing Bennett

Residential sales



Conifer Cottage, Westfield Lane, Etchingill, Folkestone, Kent, CT18 8BX

Guide Price £525,000

EPC RATING: C

Fantastic
Village
Location

A substantial four bedroom detached home located in a desirable cul de sac and enjoying far reaching views over the golf course and lush green countryside.

Accommodation comprises: Ground floor - Entrance hall, dining room, spacious double aspect living room with french doors leading to the garden, shower room/WC, bedroom one, bedroom two. First floor - Bedroom three and bedroom four. Outside - Paved frontage with pretty flower bed to front, driveway with parking for two vehicles leading to attached garage. The rear garden is a particularly attractive feature of the property being laid to lawn, sun terrace with path leading to further sun terrace. Annexe comprising: Office and workshop. A large fenced area with a wide variety of shrubs. EPC Rating: C



Situation

This property is located in the village of Etchinghill in a sought after cul de sac. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At 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

First floor

Entrance hall

Living room

24' 1" x 12' 7" (7.34m x 3.84m)

Dining room

14' 11" x 11' 7" (4.55m x 3.53m)

Kitchen

13' 8" x 9' 3" (4.17m x 2.82m)

Shower room/WC

Bedroom one

13' 6" x 10' 6" (4.11m x 3.20m)



Bedroom two

10' 6" x 10' 5" (3.20m x 3.17m)

First floor

Landing

Bedroom three

12' 8" x 10' 9" (3.86m x 3.28m)

Bedroom four

12' 9" x 9' 10" (3.89m x 3.00m)

Outside

Garage approached over driveway parking for one vehicle

27' 11" x 8' 8" (8.51m x 2.64m)

Gardens

Paved frontage with pretty flower bed to front, driveway parking leading to attached garage. The rear garden is a particularly attractive feature of the property being laid to lawn, sun terrace with path leading to further sun terrace. Annex comprising: Office and workshop. A large fenced area with a wide variety of shrubs.

Annexe

Office

11' 10" x 9' 2" (3.61m x 2.79m)

Workshop

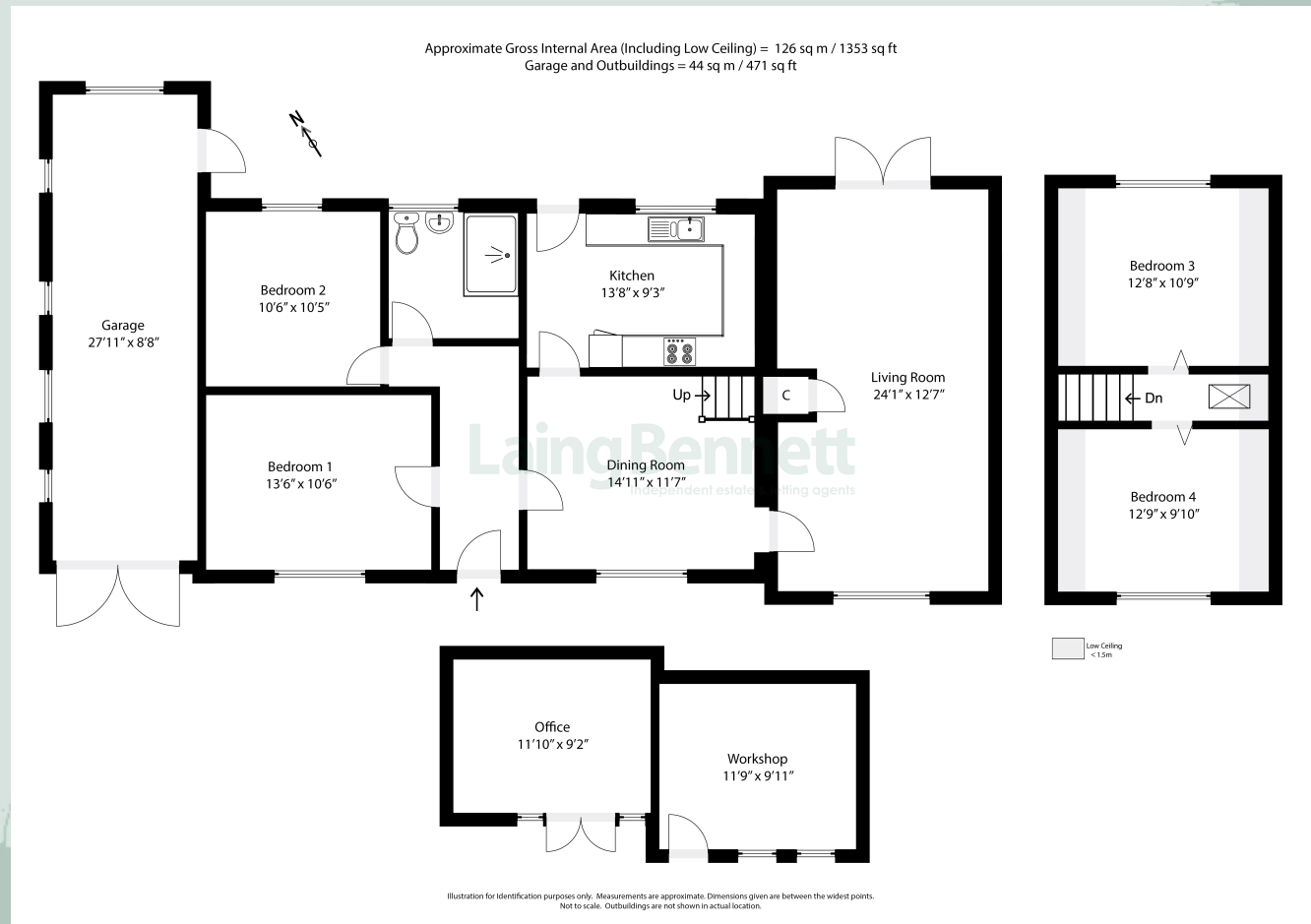
11' 9" x 9' 11" (3.58m x 3.02m)

Council Tax Band

Folkestone & Hythe District Council = Band D

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

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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