

Bournend, Barton Field, Lyminge, Folkestone, Kent, CT18 8EX

Guide Price £495,000

EPC RATING: C

Contemporary  
And Timeless  
Home

You can make your village dream a reality in this unique residence which is situated in a tucked away position in a sought after cul de sac in the popular village of Lyminge. This property has been lovingly recomposed, extended and refurbished throughout. From the moment you approach the stylish frontage of the property and enter the the front door you are greeted with a contemporary yet timeless finish. Boasting a most enviable open plan living space where you can socialise whilst you cook in the modern kitchen or curl up and get cosy by the wood burning stove in the welcoming living room with plenty of space for the whole family whilst being bathed in natural sunlight and benefitting from bi-folding doors to the exquisite rear garden. Offering three good sized bedrooms, this property ticks all the boxes for modern family living. The accommodation comprises: Spacious and welcoming entrance hall, kitchen/living room, utility room, bedroom two, bedroom three, luxury large family shower/bathroom. First floor - Main bedroom with walkway giving privacy to the stylish en suite shower room/WC. Outside - Gravelled driveway parking to the front, Glorious enclosed rear garden with paved terrace ideal for entertaining. Office ideal for working from home and attached store. Epc Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 118 sq m / 1267 sq ft  
Outbuildings = 11 sq m / 120 sq ft

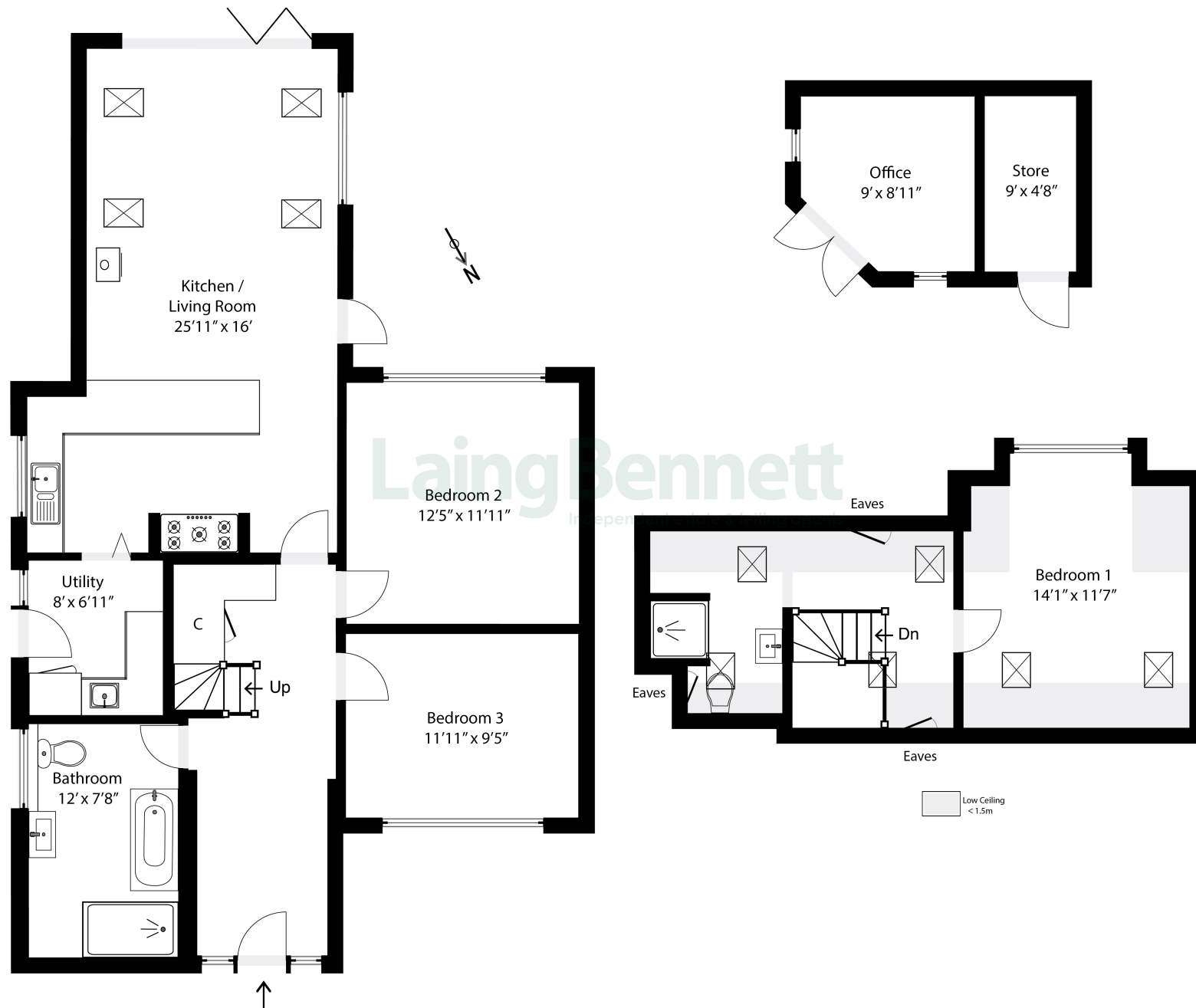


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is located in a sought after cul de sac in the heart of the village of Lyminge, nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and 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 services to London.

## Ground floor

### Spacious entrance hall

### Kitchen/living room

25' 11" x 16' 0" (7.90m x 4.88m)

### Utility room

8' 0" x 6' 11" (2.44m x 2.11m)

### Luxury family bath/shower room/WC

12' 0" x 7' 8" (3.66m x 2.34m)

### Bedroom two

12' 5" x 11' 11" (3.78m x 3.63m)

### Bedroom three

11' 11" x 9' 5" (3.63m x 2.87m)

## First floor

### Bedroom one

14' 1" x 11' 7" (4.29m x 3.53m) with door to landing and:

### Stylish shower room/WC





## Outside

### Front and rear garden

9' 0" x 4' 8" (2.74m x 1.42m) To the front of property there is a gravelled driveway and well stocked border beds. To the rear of the property there is an enchanting garden with sun terrace, glorious colourful border beds. Office 9' 0" x 8' 1" (2.74m x 2.46m) and attached store 9' 0" x 4' 8" (2.74m x 1.42m).

### 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](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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