



4 Ark Cottages, Canterbury Road, Etchinghill, Folkestone, Kent,
CT18 8DE

EPC Rating = C

From £325,000



Price Range from £325,000 to £335,000. A 'picture perfect' period cottage set in the heart of the ever popular village of Etchinghill. The property has been extended and refurbished to the highest of standards by the current vendor to provide a beautiful home with the benefits of modern fixtures and fittings while displaying charm and character throughout.

Accommodation comprises: Entrance door leading to dining room with feature fireplace, exposed wall and walk through opening to the stylish well fitted out kitchen featuring a cooking range, butler sink and attractive reclaimed staircase and exposed brick wall. Stylish and sleek bathroom/WC. Lovely bright and light living room with vaulted ceiling and floor length windows with central French doors leading to the attractive rear garden which is approximately 133 ft long with a delightful sun terrace. EPC Rating: C

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Tenure Freehold

Property Type Terraced House

Receptions 2

Bedrooms 2

Bathrooms 1

Parking To the front on road

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone & Hythe



The accomodation comprises

Situation

The village offers amenities including; golf course, village hall and bus stops with regular buses to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including: primary school, post office & convenience shop, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

Ground floor

Dining room/Kitchen

23' 7" x 12' 1" (7.19m x 3.68m)

Bathroom

Living room

12' 9" x 11' 0" (3.89m x 3.35m)

First floor

Bedroom one

12' 9" x 9' 11" (3.89m x 3.02m)

Bedroom two

13' 0" x 9' 6" (3.96m x 2.90m)

Outside

Garden

Attractive well enclosed rear garden which is approximately 133 ft long. There is a delightful sun terrace which is ideal for al fresco dining or just sitting back and enjoying the tranquility.

Parking

On road parking to the front of the property



Ark Cottages, Canterbury Road, Etchinghill

Approximate Gross Internal Area :-
Ground Floor :- 47.01 sq m / 506 sq ft
First Floor :- 29.05 sq m / 312 sq ft
Total :- 76.06 sq m / 818 sq ft

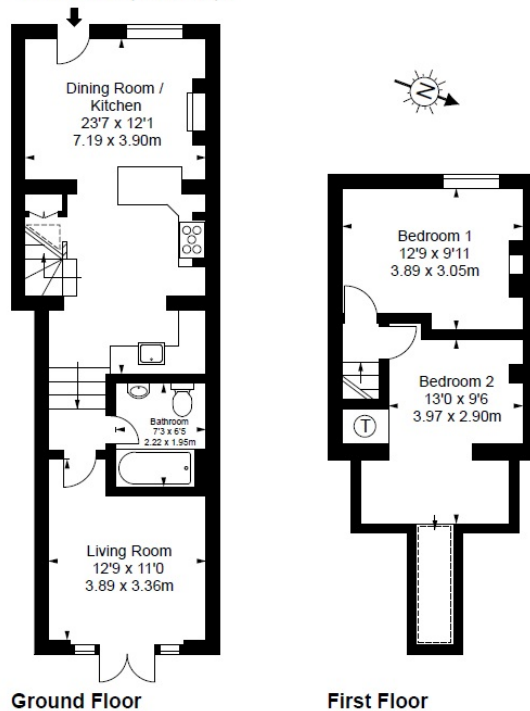


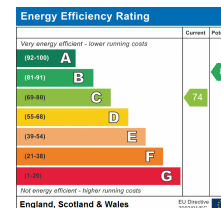
Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com



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