











A distinctive double fronted period home of generous size with many splendid characterful features including high ceilings, stripped doors and deep bay windows. The current vendors have updated the property to provide stylish yet classic accommodation that would suit the needs of any modern family. Accommodation comprises: Entrance porch with door leading to hallway, cloakroom/WC. The impressive living room and family room, have deep bay windows and fireplaces fitted with wood burning stoves. The vaulted kitchen/dining room is the 'hub' of the home being the ideal space for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. The kitchen/dining room benefits from a central island and cooking range and is flooded in natural light from the roof lantern, Velux windows and sliding glazed doors which provide access to the garden. Useful utility room with door to office/studio, boot room. First floor: Split landing, WC, bedroom one with en suite shower room/WC, three further bedrooms, family bathroom. Outside: Frontage laid to brick driveway providing plenty of off road parking. The rear garden provides a lovely back drop to the home offering a good degree of seclusion, lawn and large sun terrace. EPC Rating = D

**Guide Price £725,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 4

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway

**Heating** Gas

**EPC Rating** D

**Council Tax** Band F

Folkestone & Hythe





**Situation**

This property is located on 'Church Road' 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.

**Ground Floor**  
**Entrance porch**

**Hallway**

**Cloakroom/WC**

**Family room**  
18' 1" x 11' 11" (5.51m x 3.63m)

**Living room**  
17' 2" x 12' 0" (5.23m x 3.66m)

**Boot room**  
8' 11" x 5' 8" (2.72m x 1.73m)

**Utility**  
11' 11" x 10' 0" (3.63m x 3.05m)

**office/studio**  
19' 4" x 7' 6" (5.89m x 2.29m)

**Kitchen/dining room**  
18' 6" x 13' 2" (5.64m x 4.01m)







**First floor**  
**Split level landing**

**Bedroom one**  
 13' 10" x 11' 11" (4.22m x 3.63m) with door to:

**En suite shower room/WC**

**Bedroom two**  
 14' 10" x 10' 0" (4.52m x 3.05m)

**Bedroom three**  
 12' 1" x 9' 11" (3.68m x 3.02m)

**Bedroom four**  
 10' 1" x 9' 1" (3.07m x 2.77m)

**Family bathroom**

**Outside**  
**Driveway**

Providing plenty of off road parking

**Garden**  
 Attractive rear garden

**Agents note**

Under section 21 of Estate Agents Act, we are obliged to inform that the Vendor of the property is a Director of Laing Bennett Ltd













Approximate Gross Internal Area (Including Low Ceiling) = 185 sq m / 1993 sq ft



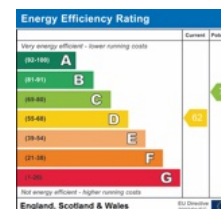
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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