



Reynard, Gate Lane, Rhodes Minnis, Canterbury, Kent, CT4 6YA

Guide Price £650,000

EPC RATING: E

Idyllic
Setting

FANTASTIC DEVELOPMENT OPPORTUNITY WITH LAND! A two bedroom detached bungalow in an idyllic location and now in need of renovation or replaced subject to necessary planning permissions. After sixteen years of living in the beautiful setting the vendor is relocating. The property has gardens and grounds approximately 5 acres in total. Accommodation comprises: ground floor - entrance porch, bathroom/WC, kitchen, side lobby, bedroom one, bedroom two, sitting room. First floor - Landing and large loft room. Outside - Garage, large mature garden, fenced paddocks, separate field access located to the far end of the land, five stables, double field shelter, workshop, orchard including apples. Driveway parking. EPC Rating: E



Situation

This property is located in Rhodes Minnis which is a sought after small village not far from the village of Lyminge. Lyminge offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London. In Rhodes Minnis itself there is a village hall which benefits from many clubs, classes and events as well as a popular tea room.

Entrance porch

Kitchen

12' 0" x 10' 5" (3.66m x 3.17m)

Sitting room

16' 4" x 12' 1" (4.98m x 3.68m)

Bathroom/WC

Bedroom one

12' 8" x 12' 0" (3.86m x 3.66m)

Bedroom two

12' 1" x 12' 0" (3.68m x 3.66m)

First floor

Attic landing

18' 6" x 9' 1" (5.64m x 2.77m)

Attic room

19' 3" x 18' 6" (5.87m x 5.64m)

Outside

Garden, land and driveway

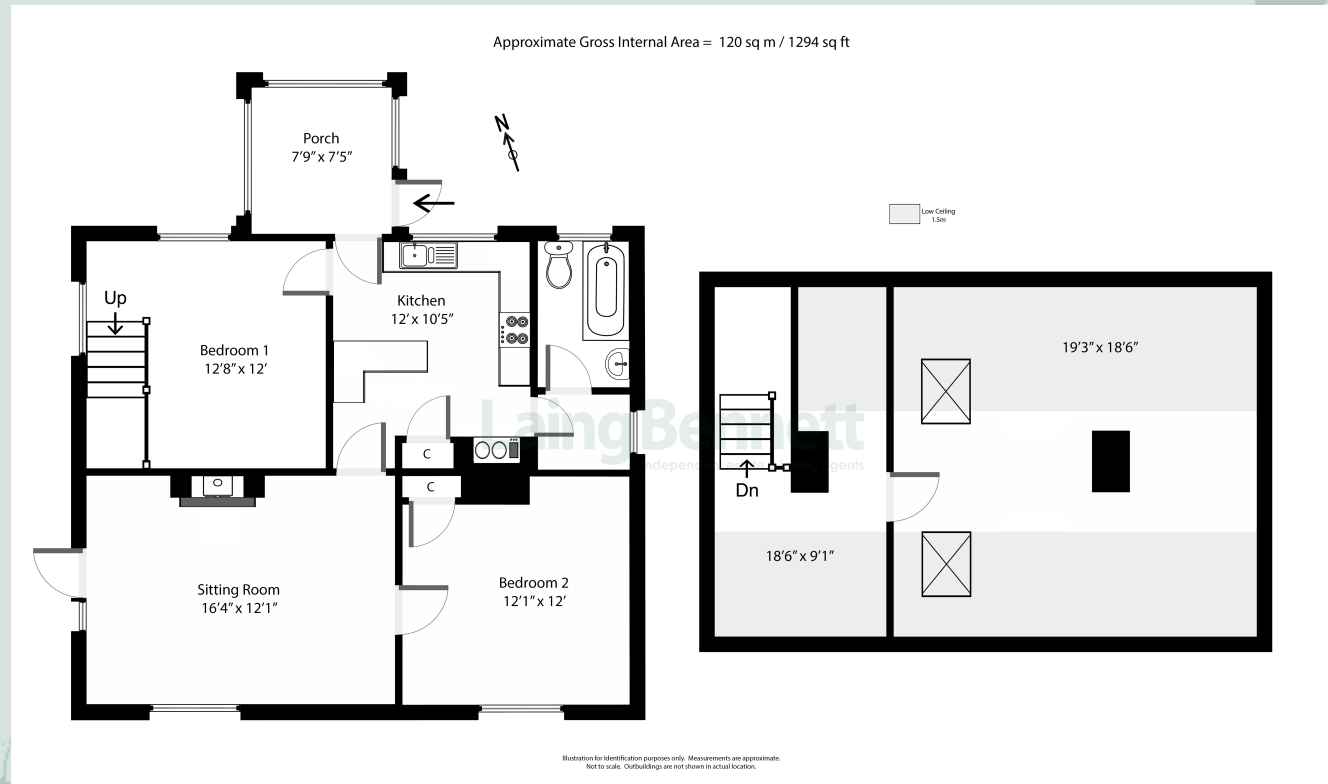
Large mature garden. Garage and plenty of driveway parking to the front and side of the property, large mature garden, fenced paddocks, separate field access located to the far end of the land, five stables, double field shelter, workshop, orchard including apples.

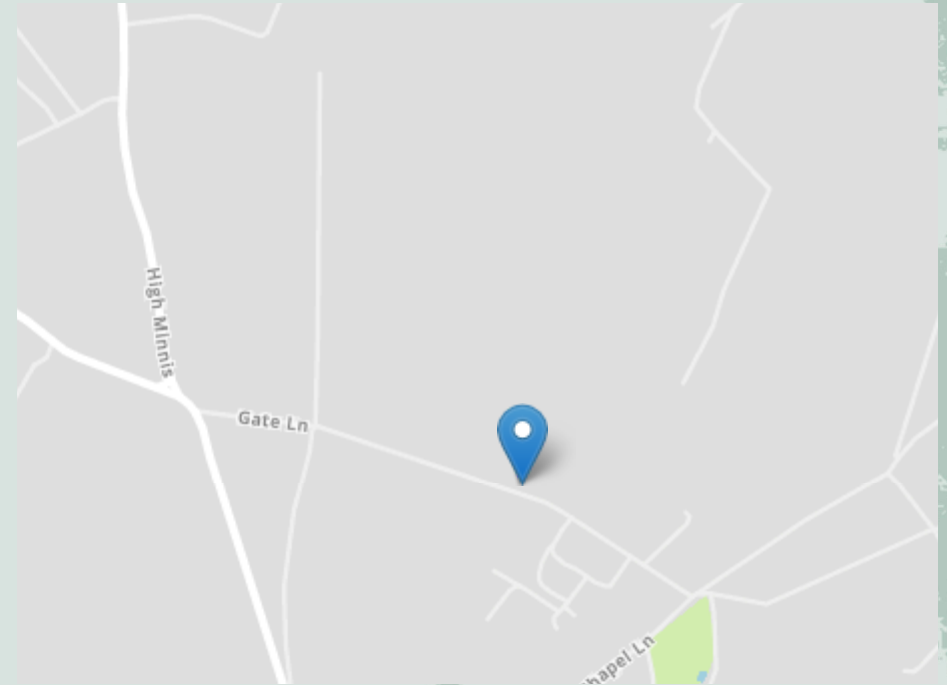
Heating

Electric

Council Tax Band

Folkestone And Hythe District Council (Band C)





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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