







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

Guide Price £525,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 4

Bathrooms 1

Parking Driveway & garage

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone & Hythe District Council



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)







Approximate Gross Internal Area (Including Low Ceiling) = 126 sq m / 1353 sq ft
 Garage and Outbuildings = 44 sq m / 471 sq ft

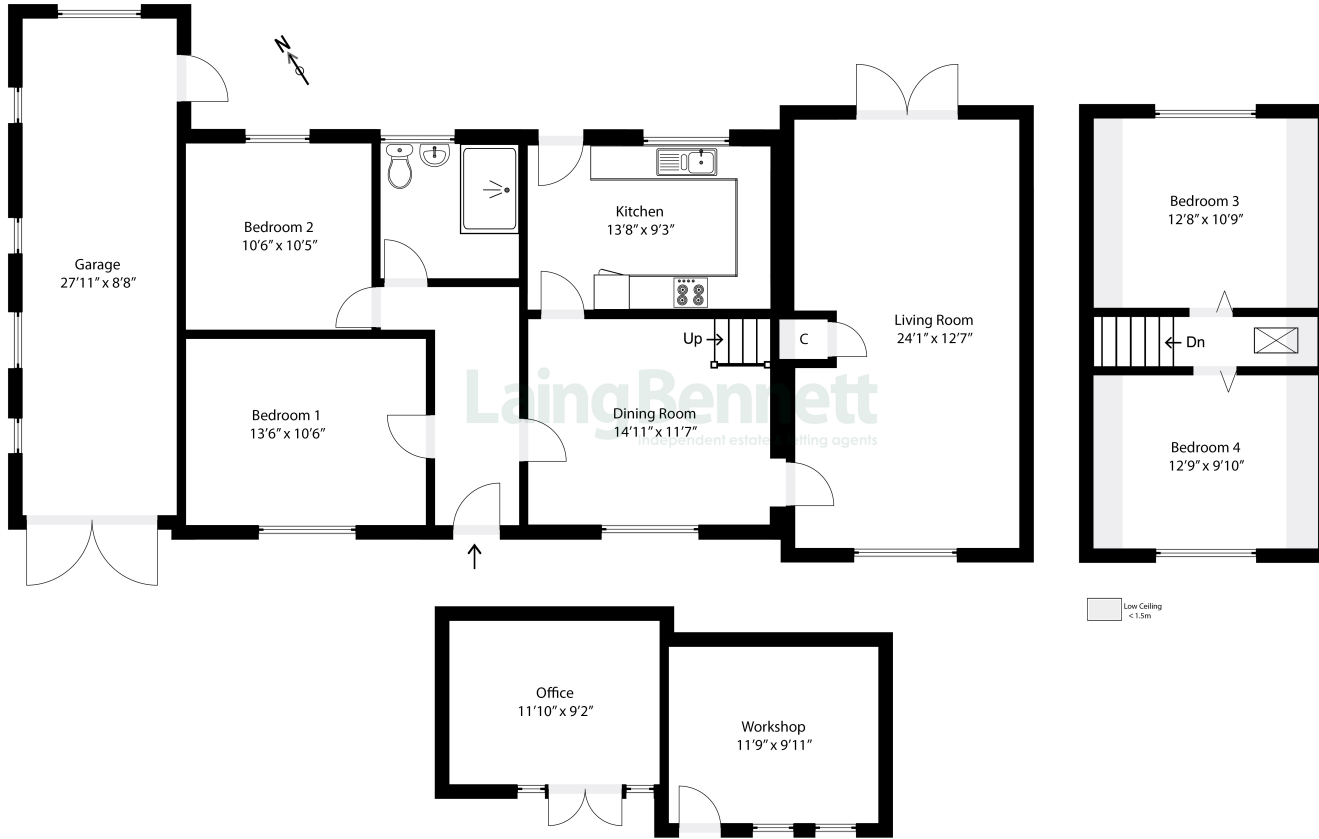


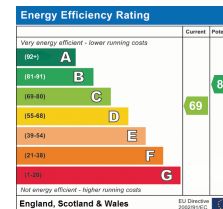
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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