







This blissful family five/six bedroom home is steeped in history having started life as a private residence and then converted to a country pub in the 1800s and called at various times the Prince of Wales, Prince Charles and Lady Diana, The Prince and Princess of Wales and finally The Battle of Britain before being converted back to a glorious, vast and spacious extended home. The splendour of the original features such as exposed beams, an inglenook fireplace are a delight, yet you will marvel at the light and bright accommodation that would suit any modern family. Outside there is a delightful garden with pathways and sun terraces. EPC RATING = E



**Guide Price £750,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 4

**Bedrooms** 5

**Bathrooms** 3

**Parking** Driveway & double garage

**EPC Rating** E

**Council Tax** Band F  
Folkestone and Hythe

## Situation

This property is located in Rhodes Minnis which is a sought after small village at the South Western end of the tranquil Elham Valley. If you are searching for 'blissful' village life with an active village hall hosting many clubs, classes and events for the local community then look no further. Surrounded by green lush countryside and with the nearby Lyminge forest on your doorstep you will never tire of exploring your surroundings. The village of Lyminge is close by which 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.

## The accommodation comprises

### Ground floor

Entrance hall

### Living room

31' 2" x 26' 8" (9.50m x 8.13m)

### Kitchen/Dining room

23' 2" x 13' 9" (7.06m x 4.19m)

### Home office/bedroom six

15' 5" x 13' 8" (4.70m x 4.17m)

### Snug/sitting room

15' 5" x 13' 1" (4.70m x 3.99m)

### Gym/playroom

### Shower room/utility

WC

### Second floor

Landing with access to boarded and insulated loft

### Bedroom one

14' 4" x 13' 6" (4.37m x 4.11m)





**En suite bathroom**

**Bedroom two**

15' 8" x 11' 5" (4.78m x 3.48m)

**Bedroom three**

12' 6" x 8' 9" (3.81m x 2.67m)

**Bedroom four**

11' 3" x 9' 0" (3.43m x 2.74m)

**Bedroom five**

11' 3" x 7' 11" (3.43m x 2.41m)

**Shower room**

**Attic storage**

16' 8" x 10' 11" (5.08m x 3.33m)

**Outside**

**Frontage**

**Driveway and lawn**

**Double garage and off road parking**

18' 2" x 18' 6" (5.54m x 5.64m)

**Rear garden**



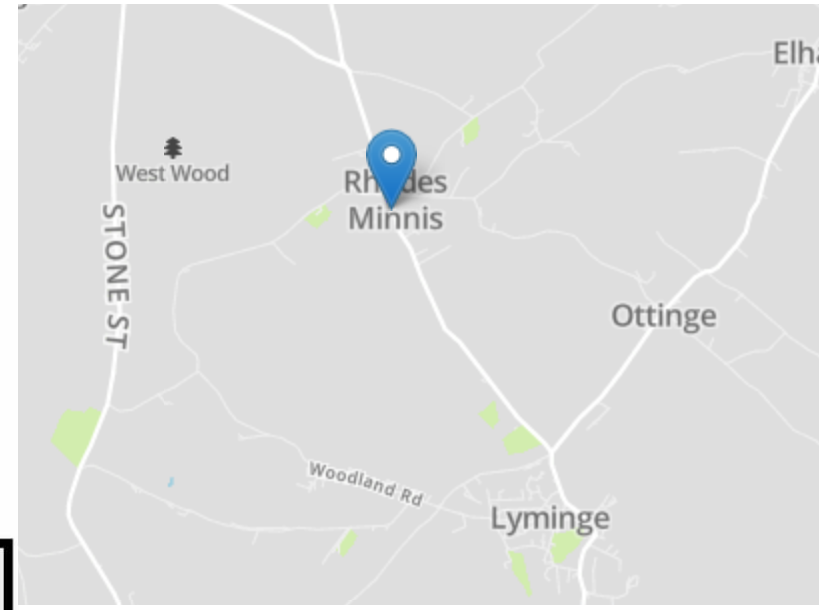




Approximate Gross Internal Area (Including Low Ceiling) Excluding Roof = 338 sq m / 3633 sq ft  
 Garage = 59 sq m / 636 sq ft



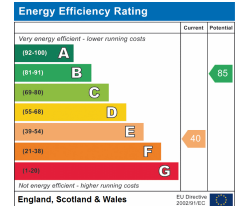
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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