



27 Tolsford Close, Etchinghill, Folkestone, Kent, CT18 8BU

Guide Price £435,000

EPC RATING: D

Sought  
After  
Location



**A delightful 3/4 bedroom semi-detached house, well presented and benefiting from off road parking, garage and an enclosed rear garden. As you walk around this wonderful property you catch views of the rolling countryside; a beautiful location in the heart of the North downs. Enjoy the best of both worlds with good motorway and transport links you are a short distance away from everything in this idyllic village home.**

**Accommodation comprises: Ground floor- entrance porch, living room, dining room, office/bedroom 4, kitchen and WC. First floor - Three bedrooms and family bathroom. Outside - Driveway, garage, cabin, front and rear gardens. EPC RATING = D**



#### **Situation**

This property located in the centre of the village of Etchinghill. Amenities on offer include; golf course, popular pubic 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.

#### **Property Summary**

This delightful home is approached over a driveway and framed by a neat front garden mainly laid to lawn.

To the ground floor, there is a large welcoming entrance porch opening into a spacious hallway. The capacious living room is a great spot to unwind or entertain, and benefits from double doors opening out to the rear garden. The homely kitchen offers plenty of storage and work surface, enjoying its elevated position with far reaching views of the village and countryside beyond. Flowing nicely to the dining room, also of front aspect, with ample room for a large table to accommodate the whole family. The study is a good-size and could alternatively be used as a fourth bedroom with double doors out onto the rear garden. Additionally to the ground floor is a WC.

To the first floor, there are three generous sized bedrooms with stunning views and a family bathroom with roll top bath and separate shower. Outside there is side access to the rear garden, which is mainly laid to lawn, framed by mixed borders of plants, shrubs and trees, raised beds, an impressive cabin and a wonderful patio; a great spot to dine al fresco and soak up the rays.



**Ground floor**  
**Entrance porch**  
**Hallway**  
**Living room**  
 21' 4" x 14' 5" (6.50m x 4.39m)  
**Dining room**  
 12' 8" x 11' 0" (3.86m x 3.35m)

**Kitchen**  
 9' 10" x 9' 7" (3.00m x 2.92m)

**Office/bedroom four**  
 9' 10" x 8' 8" (3.00m x 2.64m)

**WC**

**First floor**  
**Bedroom one**  
 13' 5" x 10' 4" (4.09m x 3.15m)

**Bedroom two**  
 13' 8" x 9' 4" (4.17m x 2.84m)

**Bedroom three**  
 13' 9" x 9' 5" (4.19m x 2.87m)

**Bathroom**

**Outside**

**Driveway**

**Integral garage**  
 17' 2" x 8' 2" (5.23m x 2.49m)

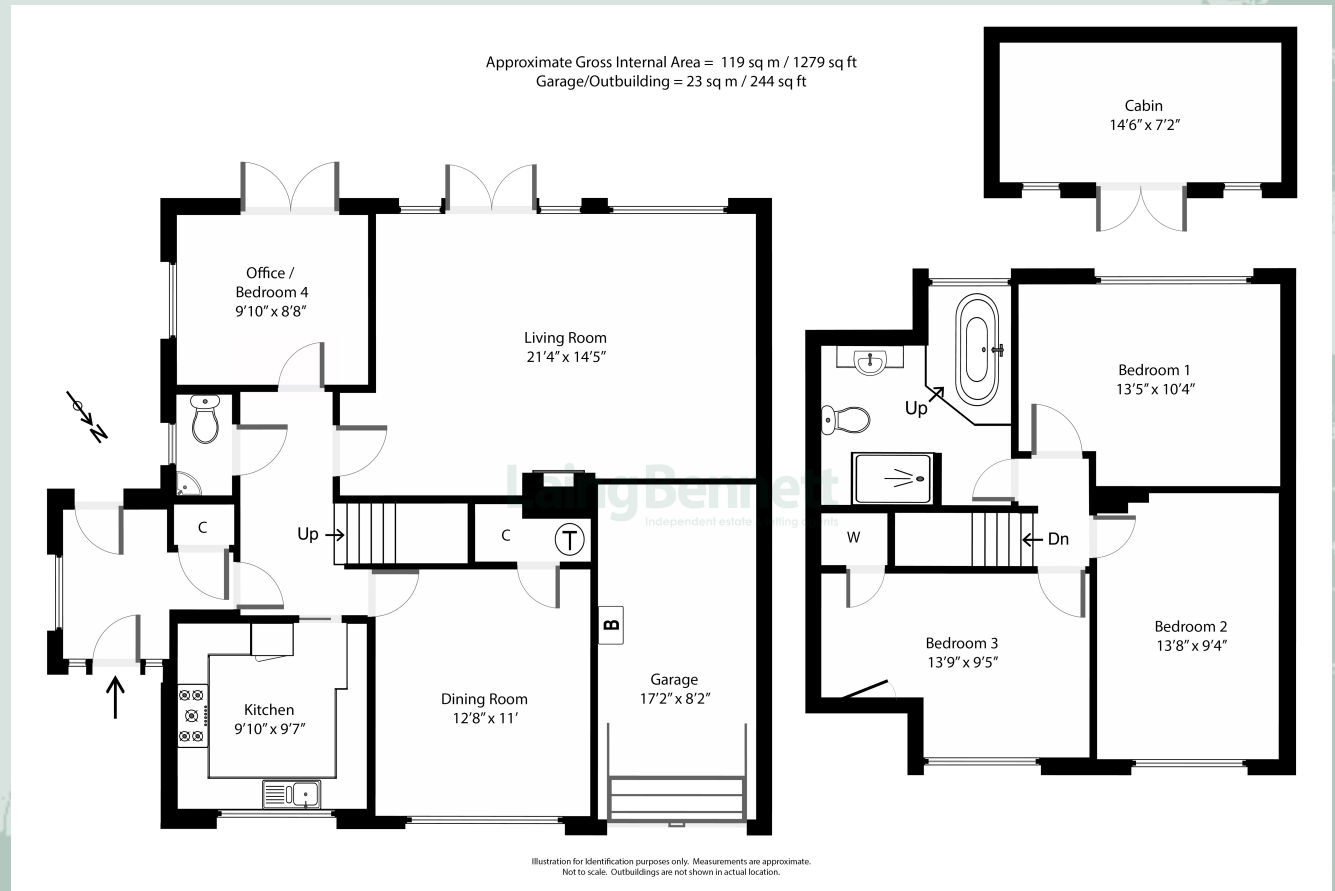
**Front garden**

**Rear garden**

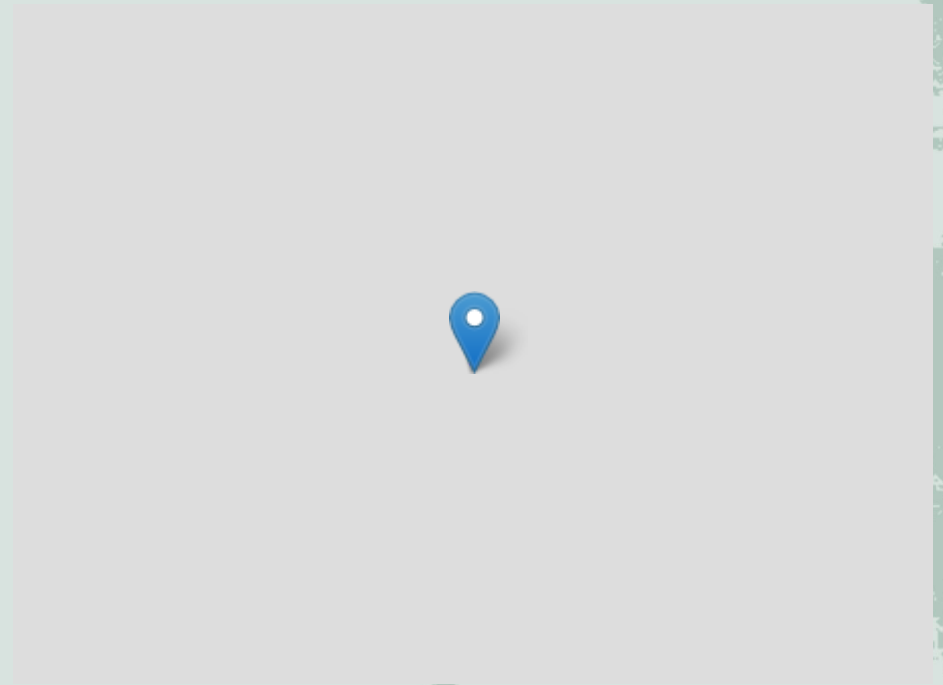
**Cabin**  
 14' 6" x 7' 2" (4.42m x 2.18m)

**Council Tax Band**  
 Folkestone & Hythe Band E

**Heating**  
 Gas







## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

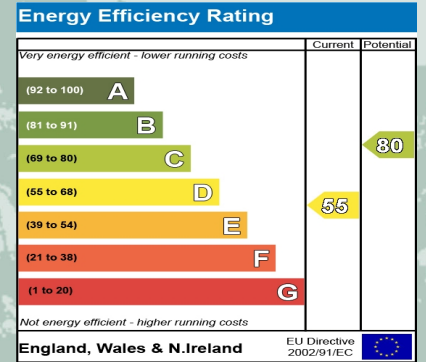
## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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