









This impressive village family home offers generously proportioned layout with a thoughtfully arranged interior. The ground floor includes an impressive triple-aspect double reception room, with French door leading to the garden and attractive fireplace fitted with wood burning stove, along with a functional study for work or hobbies. The modern open-plan kitchen and dining room is both stylish and practical, with an adjoining utility room for additional convenience. Upstairs, there are four spacious bedrooms, including two with en-suite shower rooms and a Ruide Brigg &650,009 erve the Tenum ing the olds. Outside there is an Browertw Typen Datacheed Housen, Rese, phions was leading to the rear Betrems touble garage, providing **Bathreshos** age and parking space. Parking to the front of the garage

Heating Oil
EPC Rating D
Council Tax Band G
Canterbury City Council

Situation

The property is located in the peaceful village of Waltham, ideally positioned about halfway between Ashford and Canterbury which provide high speed rail links to London. The village provides idyllic countryside walks. Nearby amenities include a primary school in Petham and various shops, pubs, and restaurants in Wye.

The accomdation comprises

Ground floor Entrance hall

WC

Study

8' 9" x 6' 9" (2.67m x 2.06m)

Living room

19' 6" x 11' 4" (5.94m x 3.45m)

Kitchen

12'6" x 11'11" (3.81m x 3.63m)

Utility

Dining room

11'7" x 8'9" (3.53m x 2.67m)

Second floor Landing

Bedroom one

13'6" x 11'4" (4.11m x 3.45m)

Bedroom one en suite

Bedroom two

13' 10" x 12' 10" (4.22m x 3.91m)

Bedroom two en suite

Bedroom three

12' 7" x 8' 11" (3.84m x 2.72m)









Bedroom four 8' 9" x 8' 0" (2.67m x 2.44m)

Bathroom

Outside Attractive front and rear garden

Garage and driveway parking 16' 11" x 16' 4" (5.16m x 4.98m)











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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Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk















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The Estate Office 8 Station Road Lyminge Folkestone Kent CT18 8HP

