



Coppendale, Boyke Lane, Rhodes Minnis, Canterbury, Kent, CT4  
6XN

EPC Rating = E

Guide Price £750,000







A fantastic opportunity to purchase a unique spacious home nestled in an idyllic rural location in the sought after village of Rhodes Minnis. The property has recently been redecorated and benefits from a new kitchen, family bathroom. The property further benefits from plenty of scope for extending subject to any necessary planning permissions. The property is set in Approximately 2. 3/4 acres and benefits from stables and storage that are now in need of some attention. **ACCOMMODATION:** Entrance porch, hallway, spacious double aspect living room with fireplace, dining room with fireplace, kitchen, conservatory, three bedrooms, bathroom, WC, **OUTSIDE:** Five bar gate to driveway leading to detached double garage, well stocked front and rear garden, three paddocks, stable block with three stables and further stable/storage. EPC Rating= E

**Guide Price £750,000**

**Tenure** Freehold

**Property Type** Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & double garage

**Heating** Oil

**EPC Rating** E

**Council Tax** Band F

Folkestone And Hythe District Council





**Situation**

This superb property is located on 'Boyke Lane' in Rhodes Minnis which is a small village with a wonderful rural feel, an abundance of beautiful walks, cycle routes and bridle paths to explore and enjoy. There is an active community and village hall which benefits from many clubs, classes and events. There are good bus links to both Canterbury and Folkestone and 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. Rhodes Minnis is close to the village of Lyminge which offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School.

**The accommodation comprises**

**Ground floor**

**Entrance porch**

**Entrance hall**

**Living room**

20' 1" x 17' 3" (6.12m x 5.26m)

**Dining room**

18' 6" x 12' 2" (5.64m x 3.71m)

**Kitchen**

18' 3" x 7' 6" (5.56m x 2.29m)

**Conservatory**

14' 4" x 5' 8" (4.37m x 1.73m)

**Bedroom one**

19' 9" x 15' 8" (6.02m x 4.78m)

**Bathroom/WC**

**Bedroom two**

17' 10" x 9' 9" (5.44m x 2.97m)







### Bedroom three

9' 11" x 7' 10" (3.02m x 2.39m)

### Outside

#### Double garage and driveway

Garage approached over driveway providing plenty of off road parking 19' 3" x 18' 8" (5.87m x 5.69m)

#### Garden and paddocks

well stocked front and rear garden, three paddocks, stable block with three stables and further stable/storage.

### Stable block one

#### Stable one

11' 6" x 11' 5" (3.51m x 3.48m)

#### Stable two

11' 6" x 11' 5" (3.51m x 3.48m)

#### Stable three

11' 6" x 11' 5" (3.51m x 3.48m)

### Stable Block two

#### Storage/Stable

29' 8" x 15' 7" (9.04m x 4.75m)





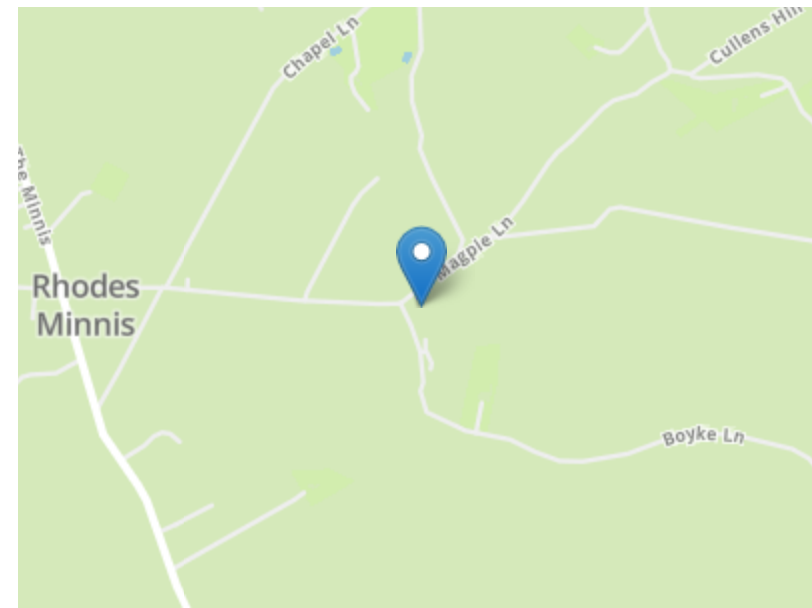
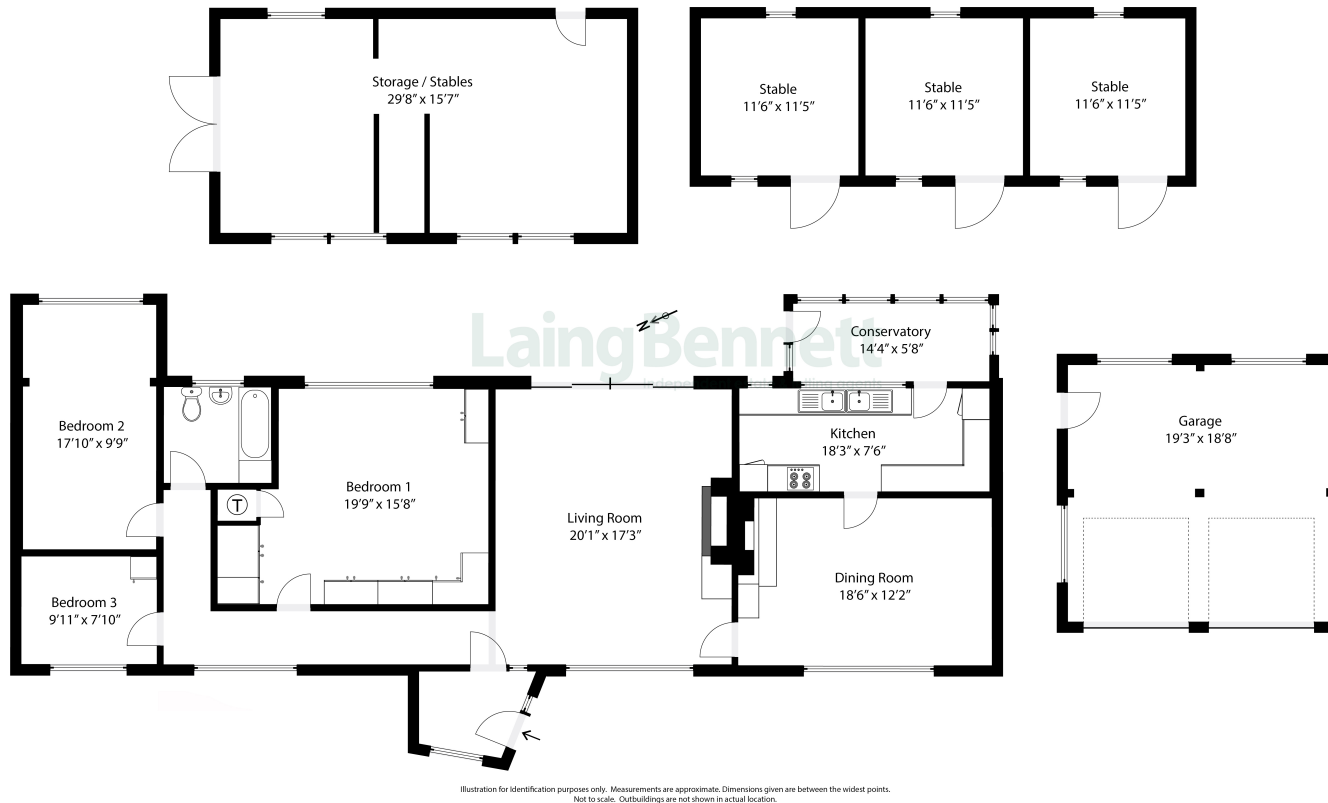








Approximate Gross Internal Area (Including Low Ceiling) = 167 sq m / 1796 sq ft  
 Garage = 40 sq m / 426 sq ft  
 Outbuildings = 95 sq m / 1023 sq ft



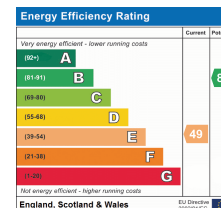
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