

**The Lodge, Teddars Leas Road, Etchinghill, Folkestone, Kent, CT18 8DA**

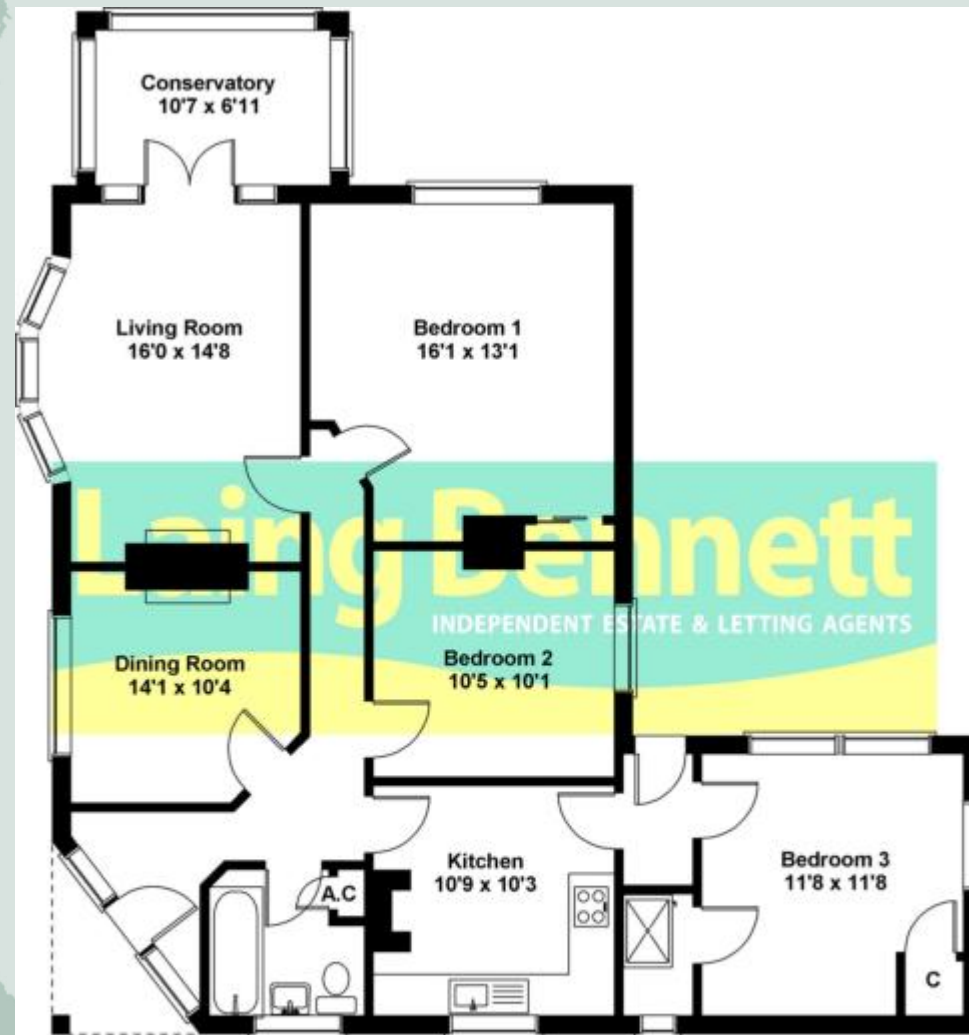
**Guide Price £550,000**

**EPC RATING: D**

**Elevated  
Position  
Sea views**

Don't miss out on the rare chance to own this charming detached bungalow, perched on the edge of the picturesque village of Etchinghill. Positioned in an elevated location, this property offers breathtaking views over the surrounding countryside and towards the glistening English Channel, providing a tranquil retreat for those seeking solace in nature's beauty. Boasting spacious interiors and flexible accommodation, this bungalow presents a unique opportunity to tailor the living space to your individual needs. While some updating may be desired, the potential of this property is boundless, offering the chance to create your dream home in an idyllic setting. With three bedrooms, a bathroom, and a shower room, there is plenty of room to accommodate family and guests. There is a driveway to the rear and a detached single garage, providing convenient parking and additional storage space. EPC Rating = D





**GROUND FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans [www.potterplans.co.uk](http://www.potterplans.co.uk)

## Situation

The property is set on a quiet lane in this sought after village. Etchinghill offers amenities including; a popular golf course, reputable freehold public house, an active village hall which hosts many community events and bus stops with regular buses to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including: primary school, post office & convenience shop, 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:

### Ground floor

### Entrance hall

### Storm porch

### Living room

16' 0" x 14' 8" (4.88m x 4.47m)

### Lead to conservatory

10' 7" x 6' 11" (3.23m x 2.11m)

### Dining room

### Kitchen

10' 9" x 10' 3" (3.28m x 3.12m)

### Bedroom one

16' 1" x 13' 1" (4.90m x 3.99m)

### Bedroom two

10' 5" x 10' 1" (3.17m x 3.07m)





### **Bedroom three**

11' 8" x 11' 8" (3.56m x 3.56m)

### **Bathroom**

### **Outside**

### **Driveway**

The property has a driveway which runs below the neighbouring property from Teddars Leas Road and turns in the rear of the garden. There is parking for several cars which opens up onto the rear lawn.

### **Gardens**

Undoubtedly a main feature of this property is the delightful lawned gardens with stunning views over the countryside and towards the English Channel in the distance. The garden is mainly laid to lawn with borders of shrubs, small trees and hedgerows. There is a variety of fruit trees with a small orchard area.

### **Planning permission**

Planning Permission was granted on the 20th April 2023 for 'Demolition of existing dwelling and erection of replacement dwelling.'

For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 22/1468/FH.

### **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)

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

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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