



Fir Tree Cottage, Rhodes Minnis, Canterbury, Kent, CT4 6XX

EPC Rating =

Guide Price £750,000





An enchanting three bedroom detached Grade II listed cottage which has been seamlessly extended and meticulously refurbished by the current vendor. The property has light bright accommodation and boasts many original features such as the impressive inglenook fireplace in the dining room, exposed timbers which have been skilfully uncovered and preserved. Outside the good size gardens wrap beautifully around the property and there is a newly constructed barn style double garage with electric vehicle charging point, loft storage, wood store and Kent peg tiles. Large gravelled driveway providing off road parking for several vehicles. To the far end of the garden there is decking over looking the pond where you can appreciate the tranquil, soothing sights and sounds of nature. NO Chain! EPC: Exempt

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Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 3

Bathrooms 1

Parking Driveway & double garage

Heating Air source heat pump

EPC Rating TBC

Council Tax

Folkestone And Hythe District Council



Situation

This property is located in Rhodes Minnis which is a sought after small village not far from the village of Lyminge. Lyminge 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. In Rhodes Minnis itself there is a village hall which benefits from many clubs, classes and events as well as a popular tea room.

Ground floor
Entrance hallway

Living room
11' 11" x 11' 3" (3.63m x 3.43m)

Dining room
14' 7" x 11' 5" (4.45m x 3.48m)

Kitchen
17' 0" x 6' 4" (5.18m x 1.93m)

Utility
6' 5" x 6' 1" (1.96m x 1.85m)

Garden room
13' 6" x 12' 2" (4.11m x 3.71m)

Coakroom/WC

First floor
Landing





Bedroom one

12' 2" x 11' 8" (3.71m x 3.56m)

Bedroom two

11' 9" x 11' 7" (3.58m x 3.53m)

Bedroom three

12' 2" x 8' 4" (3.71m x 2.54m)

Bathroom/WC

Outside Gardens

Stunning wrap around large gardens enjoying privacy and seclusion. Pond with decking, summer house, large shed and delightful gravelled sun terrace. Mature hedging and trees including a majestic fir tree in the rear garden

Barn style double garage - Driveway Garage one

14' 2" x 8' 6" (4.32m x 2.59m)

Garage two

14' 2" x 12' 9" (4.32m x 3.89m) with stairs to:

Garage first floor Storage area

21' 9" x 14' 0" (6.63m x 4.27m)







Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1242 sq ft
Garage & First Floor Storage = 57 sq m / 615 sq ft

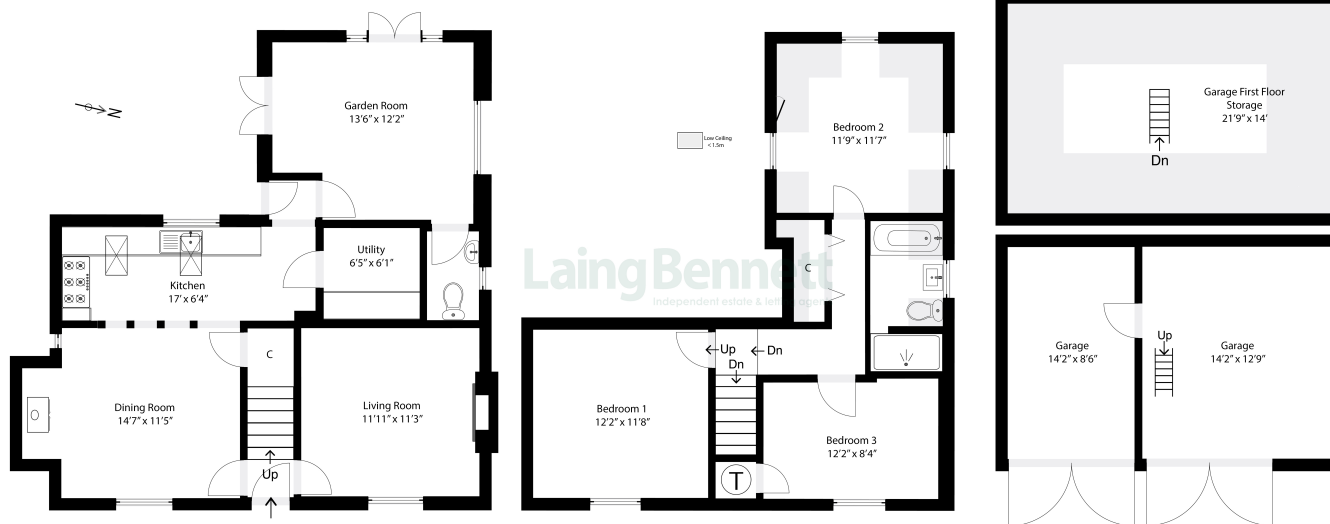


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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