

# Laing Bennett

Residential sales

The New House, High Street, Lyminge, Folkestone, Kent, CT18 8EL

Guide Price £699,950

EPC RATING: C

Four  
Bedroom  
House



Nestled within the picturesque village of Lyminge, this charming four bedroom detached house offers a perfect blend of countryside tranquillity and modern comfort. As you approach, you're greeted by a long front garden and driveway which leads to the rear of the property and a double garage. The living room beckons with its inviting ambience, featuring a wood-burning stove that adds warmth and character. Entertain with ease in the dining room. The kitchen/breakfast room is the heart of the house offering ample space for culinary creations. Need a space to work from home? Look no further than the office, providing a peaceful environment for productivity and focus. There is also a utility room and downstairs WC. On the first floor, there are four double bedrooms, en suite and main bathroom. Outside, the rear garden offers a private oasis for outdoor enjoyment. With its desirable location, spacious layout, and thoughtful amenities, this detached house in Lyminge presents a rare opportunity to embrace the quintessential charm of village living. Schedule a viewing today and start envisioning the possibilities. EPC RATING = C



Approximate Gross Internal Area (Including Low Ceiling) = 159 sq m / 1713 sq ft  
Garage = 36 sq m / 392 sq ft

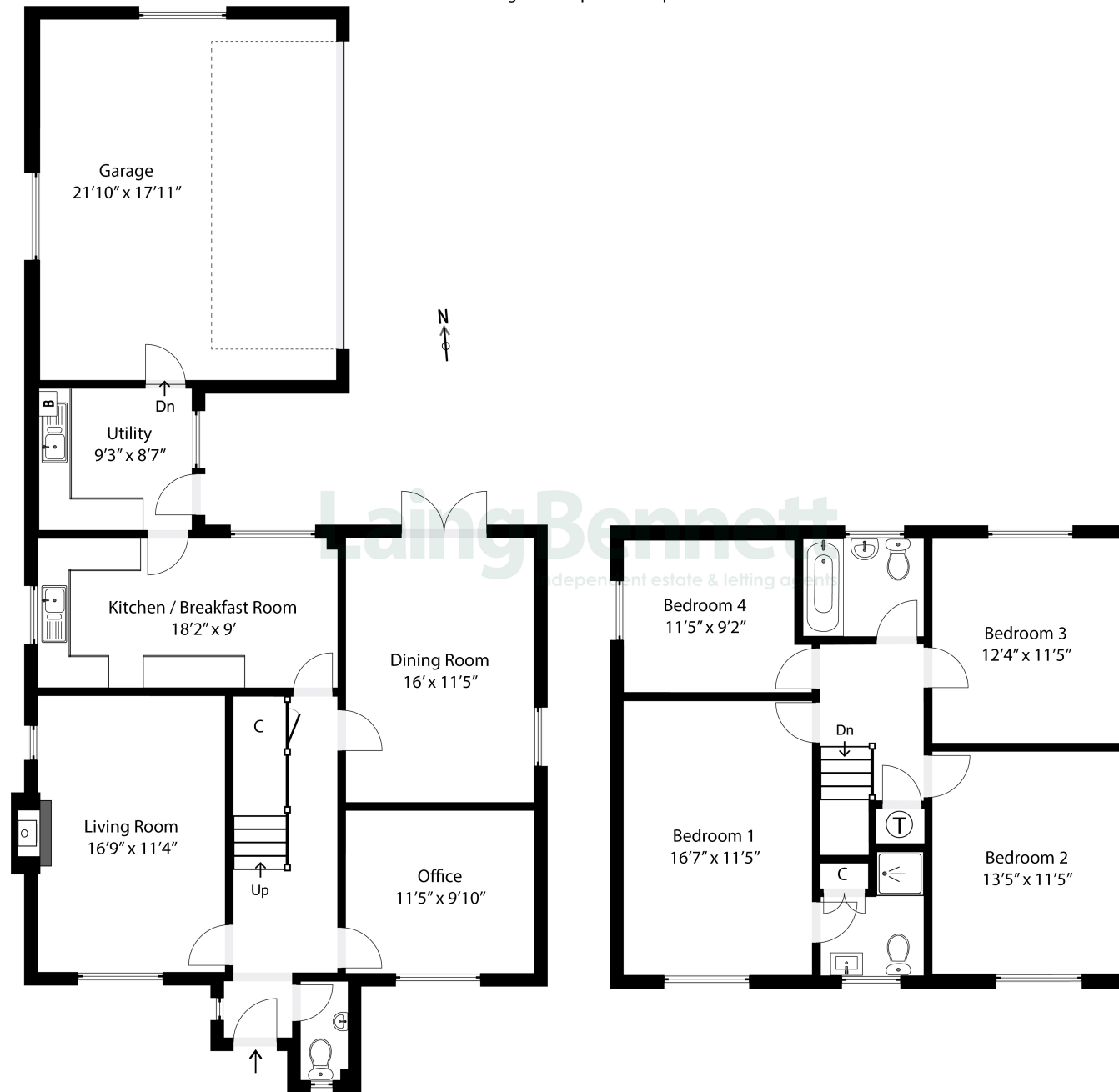


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



## Situation

This property is located on 'High Street' in the village. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and sought after Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In 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 porch

Entrance hall

Cloakroom/WC

Living room

16' 9" x 11' 4" (5.11m x 3.45m)

Kitchen/breakfast room

18' 2" x 9' 0" (5.54m x 2.74m)

Utility room

9' 3" x 8' 7" (2.82m x 2.62m)

Dining room

16' 0" x 11' 5" (4.88m x 3.48m)

Office

11' 5" x 9' 10" (3.48m x 3.00m)







## First floor

### Landing

### Bedroom one

16' 7" x 11' 5" (5.05m x 3.48m)

### En suite shower room

### Bedroom two

13' 5" x 11' 5" (4.09m x 3.48m)

### Bedroom three

12' 4" x 11' 5" (3.76m x 3.48m)

### Bedroom four

11' 5" x 9' 2" (3.48m x 2.79m)

### Bathroom

### Outside

### Long front garden

### Long driveway

### Double garage

21' 10" x 17' 11" (6.65m x 5.46m)

### Rear garden

### Agent note

Under section 21 of the Estate Agents Act, we are obliged to inform you that the Vendor of this property is related to a member of Laing Bennett Ltd staff.

### 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

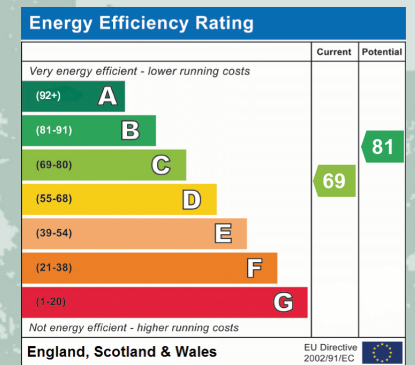
## Lyminge

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)



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.