



Price
£610,000

Freehold

4x  2x  1x 

**Teddars Leas Road,
Etchingill, Folkestone,
Kent, CT18**

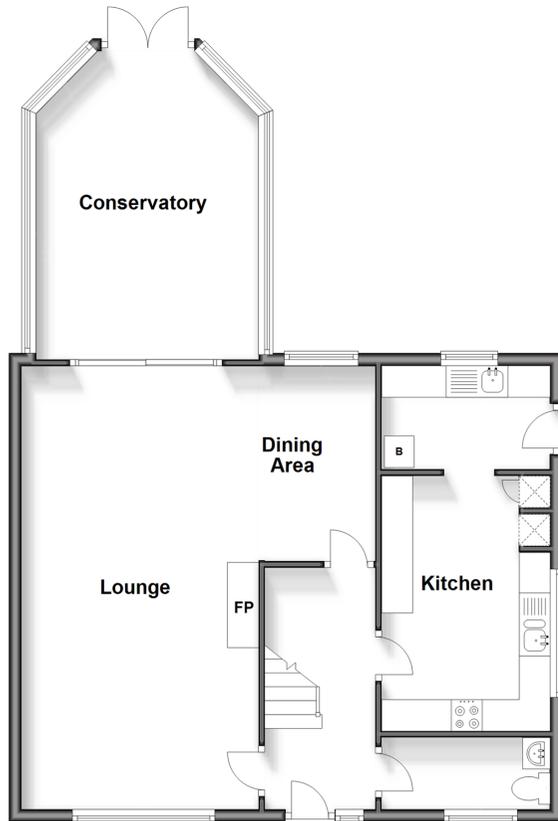
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

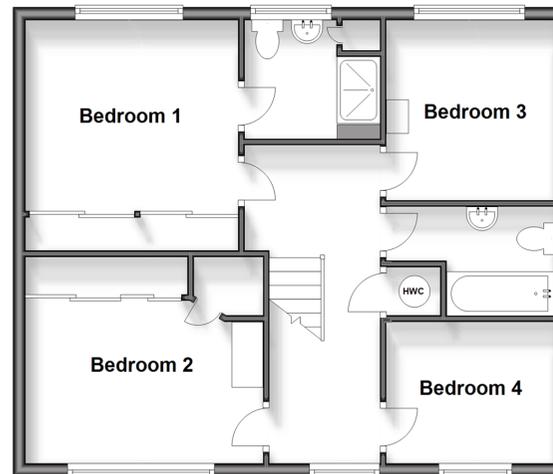
Ground Floor

Approx. 77.1 sq. metres (829.4 sq. feet)



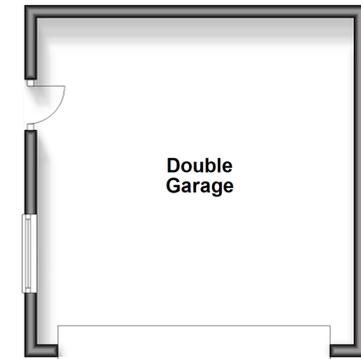
First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Outbuilding

Approx. 26.6 sq. metres (285.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 23'0 (7.02m) x 12'6 (3.81m) narrowing to 11'0 (3.36m)

Dining Area: 9'10 x 8'5 (3.00m x 2.57m)

Conservatory: 16'2 x 11'4 (4.93m x 3.46m)

Kitchen: 13'4 x 8'3 (4.07m x 2.52m)

Utility: 8'8 x 5'2 (2.64m x 1.58m)

Cloakroom: 8'9 x 3'7 (2.67m x 1.09m)

FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'0 up to wardrobe (3.46m x 3.05m)

En-Suite Shower Room: 7'0 x 6'2 (2.14m x 1.88m)

Bedroom 2: 12'2 x 10'9 into wardrobe (3.71m x 3.28m)

Bedroom 3: 9'3 (2.82m) x 8'10 (2.69m) narrowing to 7'8 (2.34m)

Bedroom 4: 8'9 x 7'4 (2.67m x 2.24m)

Bathroom: 8'9 (2.67m) narrowing to 5'6 (1.68m) x 5'4 (1.63m)

OUTBUILDING

Double Garage: 17'0 x 16'10 (5.19m x 5.13m)

OUTSIDE

Off Road Parking

Front & Rear Gardens



Main features

- Lovely home with amazing views over Etchinghill golf course
- L shaped lounge and dining area with an open fire, spacious conservatory
- En-suite shower room, useful utility room
- Large, secluded garden, double garage, solar panels
- Short walk to the popular Gatekeeper village pub, golf course and bus stop



Nearest Schools

Primary Schools: Lyminge C of E Primary 1.8 miles, St Augustine's Catholic Primary 2.7 miles
Secondary Schools: Brockhill Park Performing Arts College 4.0 miles, The Harvey Grammar School 4.3 miles



Transport Information

Train Stations: Sandling 3.4 miles, Folkestone West High Speed Link 4.5 miles, Westenhanger 4.8 miles



Address

Teddars Leas Road, Etchinghill, Folkestone, Kent, CT18



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Hythe Branch 01303 267473 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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