



Little Boyke, Boyke Lane, Ottinge,
Canterbury, CT4 6XL
£565,000

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Little Boyke

Boyke Lane, Ottinge, Canterbury

Detached three bedroom bungalow with breathtaking views, beautifully positioned in a quiet rural lane between Elham and Lyminge.

Situation

This property is well located in Ottinge a small hamlet between the villages of Elham and Lyminge. Lyminge, itself is a bustling and popular village offering a wide range of amenities including newsagents/post office, general stores, tea rooms, Chinese restaurant, public house, two doctors' surgeries, church, pharmacy and excellent primary school. There is also an active community hall, sports field and library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the cathedral city of Canterbury. These all offer an excellent range of shopping, recreational and educational facilities. There are high-speed main line train services from both Folkestone and Canterbury to London St. Pancras with the travel time being just 60 minutes. A little further afield will be found the expanding business centre of Ashford, from where the capital may be reached in some 37 minutes.

The Property

Built in 1958 for the housekeeper of Boyke Manor this beautifully positioned detached bungalow offers some rather fabulous countryside views situated in the sought after hamlet of Ottinge between the villages of Lyminge and Elham. Little Boyke has well laid out accommodation and is available for the first time in over twenty years. It has a large sitting room with multi-fuel stove extending across the rear and benefits from far reaching views. An extensive kitchen is found at the front of the property with integral white goods and a Rangemaster electric cooker, while a separate dining room is just off here. The main hallway gives access to the three good size bedrooms, shower room and second cloakroom/WC.

Outside

The gardens flow effortlessly around the property being mainly laid to neat lawn, with well-tended hedging and shrub borders plus a generous paved area ideal for outside dining. There is a useful summerhouse, attached garage with electronic door and a large driveway suitable for a number of vehicles.

Services

A new Oil fired boiler and tank was installed in 2023 and supplies the central heating. Mains water and sewage.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

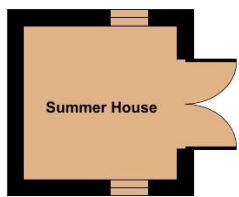
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



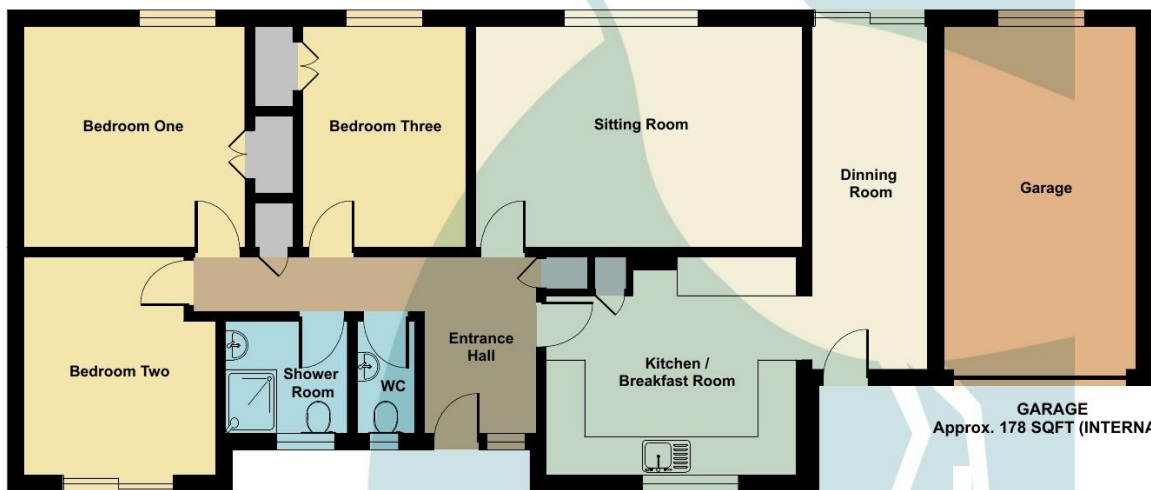
To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 1264 sq ft / 117.4 sq m (includes garage & cabin)

For identification only - Not to scale



CABIN
Approx. 64 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1022 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1094031

Entrance Hall

9' 1" x 5' 10" (2.77m x 1.78m)

Sitting Room

16' 11" x 11' 11" (5.16m x 3.63m)

Dining Room

17' 9" x 6' 0" (5.41m x 1.83m)

Bedroom One

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

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom Three

11' 10" x 8' 6" (3.61m x 2.59m)

Shower Room

6' 4" x 5' 10" (1.93m x 1.78m)

Cloakroom

5' 10" x 2' 11" (1.78m x 0.89m)

Garage

17' 11" x 9' 11" (5.46m x 3.02m)

Summerhouse

8' 0" x 8' 0" (2.44m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

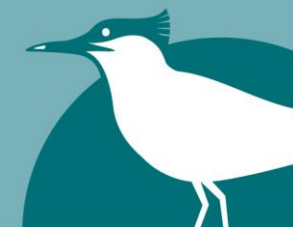
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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