



Aurora, Westfield Lane, Etchinghill,
Folkestone, CT18 8BX
Guide Price £434,000

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Aurora

Westfield Lane, Etchinghill, Folkestone

An immaculate detached bungalow well positioned in a sought after village lane in Etchinghill, with large beautiful gardens backing onto rolling countryside.

Situation

Tucked away in a desirable lane within the village of Etchinghill which lies at the Southern end of the parish of Lyminge, maintaining a rural feel with the surrounding countryside forming part of the Kent Downs Area of Outstanding Natural Beauty. There is a wealth of walks, rides and cycle routes and a community hall provides a cinema club and other activities. The focal points of the village are the pub/restaurant and the well-known Etchinghill Golf Club, whilst the nearby village of Lyminge caters further for everyday needs. A regular bus service runs through the centre of the village giving access to the Channel Tunnel town of Folkestone and to the historic cathedral city of Canterbury. These offer an extensive range of shopping, recreational and educational facilities, together with the high-speed train services to London St Pancras. Access to the M20 is from Junction 11.

and over door to the front and a separate door opening to the rear gardens. The large rear gardens are extensive, beautifully landscaped and extend into a variety of well thought out areas some of which include several paved patios offering ideal places in which to sit and relax while enjoying the idyllic peaceful surroundings. Neat lawns, greenhouse, raised beds a multitude of colourful planting plus wonderful countryside views complete the picturesque gardens.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

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.

Outside

The gardens to the front are mainly designated for off road parking with well stocked borders of various shrubs, neat hedging and trees while a pathway leads around to the side of the bungalow to the entrance door. There is an attached garage with up



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Ground Floor
800 sq.ft. (74.3 sq.m.) approx.



Entrance Hall

Kitchen

14' 2" x 9' 2" (4.32m x 2.78m)

Sitting/Dining Room

15' 8" x 13' 4" (4.78m x 4.06m)

Garage

16' 7" x 8' 1" (5.06m x 2.46m)

Boot Room

8' 9" x 5' 4" (2.66m x 1.62m)

Bedroom One

12' 2" x 11' 1" (3.70m x 3.39m)

Bedroom Two

11' 4" x 9' 4" (3.46m x 2.84m)

Wet Room

7' 10" x 4' 4" (2.38m x 1.32m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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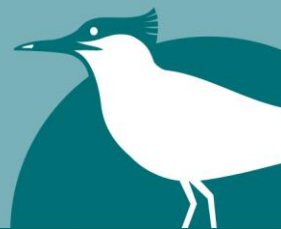
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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