



21 Tolsford Close
Etchinghill, Folkestone, CT18 8BU
£395,000

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21 Tolsford Close

A spacious detached property set in a quiet and convenient cul-de-sac with driveway parking while enjoying some superb far reaching views.

Situation

Etchinghill 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 point for the village remains the local pub /restaurant and the well-used local golf course. A regular bus service runs through the centre of the village giving access to the south, to the Channel Tunnel town of Folkestone and ancient Cinque Port town of Hythe on the coast, with a charming old High Street and a range of independent shops, while to the north, will be found the historic cathedral city of Canterbury. These all 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 Junction11.

The Property

This delightful property is full of natural light and has a super airy feel being ideally positioned in a quiet popular village cul-de-sac. It is well proportioned with a spacious double aspect sitting/dining room which features an attractive centrally placed fireplace fitted with a wood burning stove. The generous kitchen is extensively fitted with matching units along with additional walk-in cupboards providing further storage for the most enthusiastic cook! Off here is a conservatory, presently used as boot/utility room. There is also a study/third bedroom on this ground floor and a family bathroom which has been completely refitted and updated.

Upstairs there are two super large double bedrooms enjoying some wonderful far reaching views. To appreciate this lovely home an early viewing is highly recommended.

Outside

At the side of the property is a large useful outbuilding with an attractive solid wood log store attached. Neat south facing lawns adjoin the large paved patio at the rear, whilst the remaining lawns extend elegantly around the sides and to the front.

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: E

Agents Note

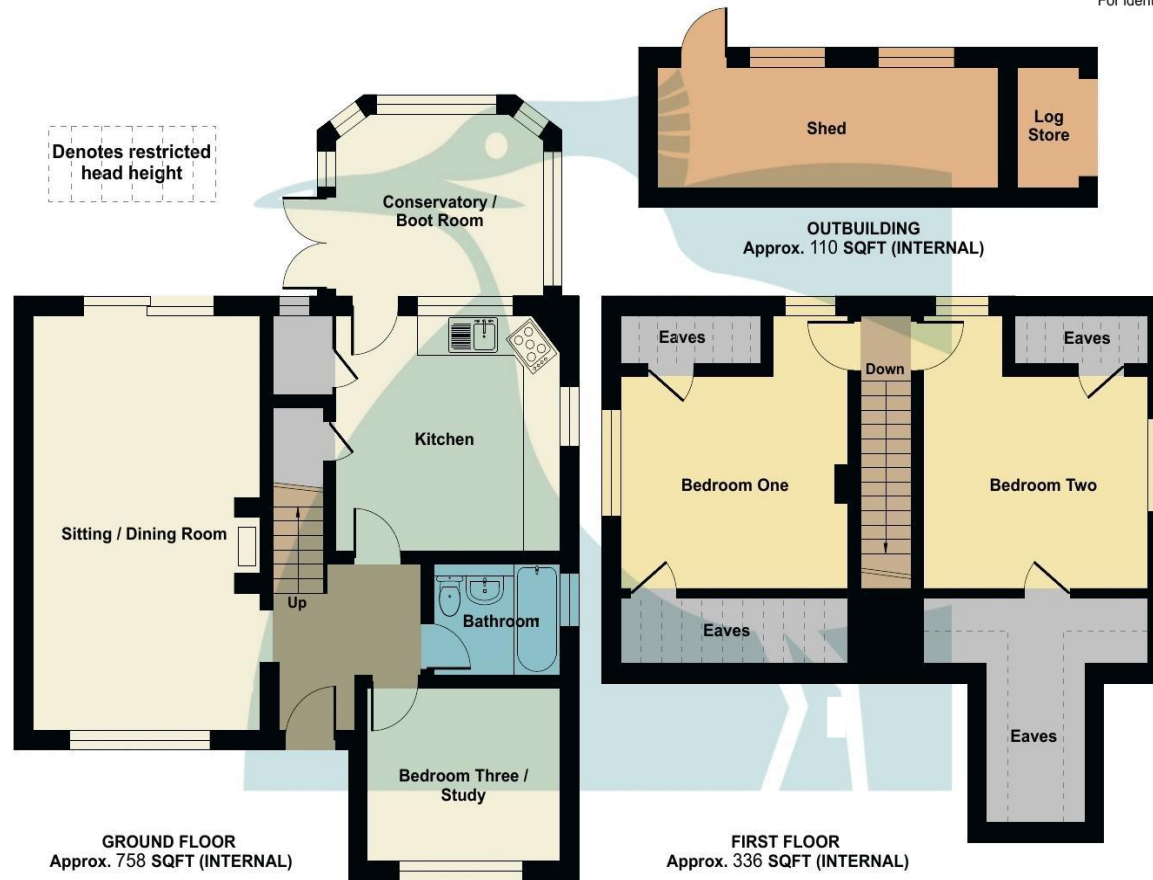
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 1094 sq ft / 101.6 sq m (exclude log store)
Limited Use Area(s) = 172 sq ft / 15.9 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 1376 sq ft / 127.7 sq m
For identification only - Not to scale



Entrance Hall

Kitchen

12' 0" x 11' 11" (3.65m x 3.63m)

Sitting/Dining Room

20' 5" x 12' 1" (6.22m x 3.68m)

Bathroom

Bedroom Three/Study

9' 11" x 8' 10" (3.02m x 2.69m)

Conservatory/Boot Room

11' 0" x 7' 10" (3.35m x 2.39m)

Bedroom One

13' 8" x 12' 2" (4.16m x 3.71m)

Bedroom Two

13' 8" x 12' 1" (4.16m x 3.68m)

Shed

18' 1" x 6' 1" (5.51m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1233281

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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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