



Orchard House Brady Road  
Lyminge, FOLKESTONE, CT18 8HA  
£700,000

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# Orchard House

Brady Road, Lyminge, Folkestone

Orchard House is a substantial, beautifully presented detached home nestled within an exclusive cul-de-sac.

## Situation

This superb property is situated within an exclusive cul-de-sac in the heart of the village, offering easy access to all local amenities. Lyminge is a vibrant and popular village, providing a wide range of conveniences, including two convenience stores, one with an in-situ post office, tea rooms, a Chinese restaurant/takeaway, a public house, two doctors' surgeries, a church, a pharmacy, and an excellent primary school. The village also benefits from an active community hall, a sports field, and a library. Regular bus services run through the village, offering easy connections south to the Channel Tunnel town of Folkestone and north to the historic city of Canterbury. Both locations provide excellent shopping, recreational, and educational facilities, including top-ranking grammar and private secondary schools. Canterbury and Folkestone also offer high-speed train services to London, with travel times to St. Pancras reduced to approximately 60 minutes.

## The Property

Orchard House is a substantial, beautifully presented detached home nestled within an exclusive cul-de-sac, set in a charming leafy enclave among similarly attractive properties. Boasting lovely open views to the front, this modern residence offers both space and style in a highly desirable location. The well-designed accommodation begins with a welcoming and generously sized entrance hall. A versatile study, which could also serve as a fifth bedroom if needed, sits alongside a convenient cloakroom/WC. The impressive kitchen/breakfast room is extensively fitted with matching units and features a built-in dishwasher, electric hob, oven, and extractor. A spacious utility room, located just off the kitchen, provides ample space and plumbing for multiple appliances, along with an internal door leading to the garage. Adjacent to the kitchen, an elegant dining room flows seamlessly into the full-width, triple-aspect sitting room—an inviting space perfect for both relaxation and entertaining. Upstairs, an attractive galleried landing leads to four generously sized double bedrooms.

The standout master suite boasts a separate dressing area with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are well-served by a beautifully appointed family bathroom. This exceptional home offers a rare combination of space, privacy, and elegance in a sought-after setting. Viewing is highly recommended.

## Outside

The property sits on a generous plot and is approached via a double-width driveway, offering ample parking and access to an attached double garage with remote-controlled electric doors. A neatly maintained lawn extends across the front, with gated side access leading to the beautifully landscaped rear garden, complete with a charming summer house. Designed for both relaxation and entertaining, the outdoor space features an expansive lawn, a generous terrace that wraps around the side of the property perfect for alfresco dining and thoughtfully planted borders that provide year-round interest.

## 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: G

## 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.

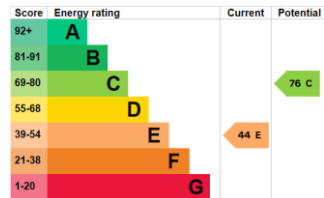




To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 2234 sq ft / 207.5 sq m (includes garage)  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 For identification only - Not to scale



RICS Property Measurement 2nd Edition,  
 Measurement Standards (IPMS2 Residential). © n°checon 2025.  
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**Entrance Hall**  
 16' 2" x 11' 11" (4.92m x 3.63m)

**Sitting Room**  
 20' 6" x 12' 7" (6.24m x 3.83m)

**Dining Room**  
 13' 9" x 12' 0" (4.19m x 3.65m)

**Kitchen / Breakfast Room**  
 13' 8" x 12' 5" (4.16m x 3.78m)

**Office**  
 7' 11" x 6' 7" (2.41m x 2.01m)

**Utility Room**  
 9' 2" x 8' 6" (2.79m x 2.59m)

**WC/Cloakroom**

**First Floor Landing**

**Bedroom One**  
 14' 3" x 12' 8" (4.34m x 3.86m)

**En-suite**  
 9' 7" x 9' 4" (2.92m x 2.84m)

**Dressing Room**  
 10' 1" x 5' 11" (3.07m x 1.80m)

**Bedroom Two**  
 13' 10" x 10' 0" (4.21m x 3.05m)

**Bedroom Three**  
 13' 8" x 10' 7" (4.16m x 3.22m)

**Bedroom Four**  
 11' 6" x 10' 3" (3.50m x 3.12m)

**Family Bathroom**  
 9' 3" x 6' 9" (2.82m x 2.06m)

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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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