



7 Palm Tree Way
Lyminge, Folkestone, CT18 8JL
O.I.E.O £325,000 No Chain

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7 Palm Tree Way

Lyminge, Folkestone

Deceptively spacious semi-detached bungalow, featuring a conservatory and study, plus a long driveway with carport, situated in the desirable village of Lyminge.

Situation

The property is tucked away yet still well located within this popular village, which boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house/restaurant, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides and cycle routes. A regular bus service runs through the centre of the village, giving access, to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, together with high speed main line train services to London with the travel time having been reduced to some 60 minutes to St Pancras. A little further afield via the M20 motorway will be found the expanding business centre of Ashford from where the capital may be accessed in some 37 minutes. The Port of Dover, along with the Euro Tunnel gives direct and easy access deep into Europe.

The Property

This deceptively spacious semi-detached bungalow is tucked away in a sought-after residential area of Lyminge, providing easy access to the village's many amenities. The property offers generous accommodation, beginning with an enclosed entrance porch, leading into a spacious sitting/dining room with a fireplace and a well-fitted kitchen. A superb bath/shower room was added as part of a later extension, which also created a side porch, ideal as a useful boot room. From here, doors open into a delightful conservatory, offering lovely views over the rear garden. An inner hall leads to two bedrooms and a study/occasional third bedroom, which was formerly the bathroom before

the extension was completed. Set well back from the road, this charming bungalow provides a surprising amount of space, and viewing is highly recommended.

Outside

The gardens wrap around the property on three sides, with the side at the front offering far-reaching views of the surrounding countryside. Being mainly laid to lawn and enclosed by timber fencing, the outdoor space is safe and secure, making it ideal for both children and pets. The rear garden has been designed for low maintenance, featuring paved areas complemented by plant and shrub borders. A garden shed provides convenient storage for tools and equipment, while a rear gate offers direct access to the carport and long driveway, ensuring ample parking.

Services

All main services are connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: TBC

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**

Ground Floor
755 sq.ft. (70.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Porch

6' 7" x 4' 3" (2.01m x 1.29m)

Sitting/Dining Room

17' 4" x 12' 4" (5.28m x 3.76m)

Kitchen

11' 0" x 6' 11" (3.35m x 2.11m)

Bedroom One

13' 5" x 8' 11" (4.09m x 2.72m)

Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m)

Bath/Shower Room

9' 9" x 9' 2" (2.97m x 2.79m)

Study

7' 0" x 5' 6" (2.13m x 1.68m)

Conservatory

10' 7" x 5' 5" (3.22m x 1.65m)



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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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