



Shelford, Dog Kennel Lane,  
Lyminge, Folkestone, CT18 8ER  
Price £475,000

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# Shelford

Dog Kennel Lane, Lyminge, Folkestone

Idyllically positioned detached bungalow with fabulous large gardens, parking and rural views.

## Situation

The property is located in a quiet private lane on a desirable edge of village whilst still being within easy access of all amenities. Lyminge is a bustling and popular village offering a wide range of amenities including newsagents/general stores, tea rooms, Chinese and Indian restaurants/takeaways, 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 University and Cathedral City of Canterbury. These offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Private Secondary Schools, together with high speed main line train services to London with the travel time to St. Pancras having been reduced to some 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 and, via the International Station and Eurostar connections, there is direct and easy access deep into Europe.

## The Property

This is a deceptively sized bungalow positioned in an ideal location for village amenities, yet still close to open countryside. The present vendors father built the property in 1961, hence it has been in the same family's occupation for all that time. At present it has two bedrooms, although the study could be made into a third bedroom quite easily if required, it currently has folding doors separating the sitting room. The generous sitting room with a fireplace is situated at the rear of the property offering wonderful views across the gardens and out to the countryside beyond, while a good size conservatory is just off here. There is also a front

porch, hallway, a well-fitted kitchen and a family bathroom.

## Outside

The rear gardens are of a really good size, mainly laid to lawn with established borders filled with an array of trees, shrubs, plants and flowers. An enclosed decked area offers an alfresco location for entertaining, a driveway gives off road parking while several sheds and a greenhouse complete the outside space. This is a tucked away bungalow benefitting from a quiet, exclusive location yet within easy access of all the varied village amenities.

## Services

All main services are understood to be connected.

## 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.





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



Outside  
80 sq.ft. (7.5 sq.m.) approx.

Ground Floor  
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 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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Porch

Hall

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Study / Bedroom Three

10' 10" x 8' 10" (3.30m x 2.69m)

Sitting / Dining Room

14' 0" x 11' 11" (4.26m x 3.63m)

Conservatory

11' 1" x 9' 0" (3.38m x 2.74m)

Bathroom

7' 4" x 6' 10" (2.23m x 2.08m)

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

Boot Room

6' 5" x 4' 11" (1.95m x 1.50m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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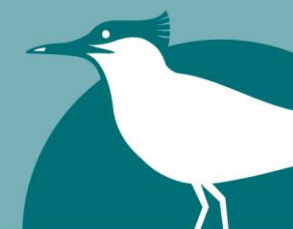
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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