



Raylands Canterbury Road Etchingill Folkestone CT18 8DB  
Guide £595,000

incorporating  
**Browns**  
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# Raylands

Canterbury Road, Etchinghill, Folkestone

An impeccably presented property offering versatile accommodation, set in the heart of Etchinghill in an Area of Outstanding Natural Beauty.

No Chain.

## Situation

Set in an enviable location in the Kent Downs in an Area of Outstanding Natural Beauty enjoying a semi rural feeling and yet accessible to village amenities.

Etchinghill enjoys the benefit of its own golf course and very popular local pub and restaurant.

To the north lies the busy coastal town of Hythe with its charming high street and range of independent shops, restaurants, and the nearby station of Sandling provides High Speed rail links on HS1 into London St Pancras in under an hour.

The M20 motorway provides a network to the remainder of Kent with Eurotunnel in Cheriton offering connections to the Continent.

## The Property

Move straight in. An impeccably presented, very pretty, refurbished, chalet style property offering versatile accommodation with the added benefit of planning permission for a side extension if required – No 20/0625/FH

The accommodation has recently undergone an extensive programme of improvement adding interest to its design which takes full advantage of its position overlooking lovely gardens.

Deceptively spacious the entrance connects to two reception rooms both with feature fireplaces and onto a recently fitted kitchen with integral appliances.

There is a utility room and the added benefit of what could be a further bedroom with en-suite facilities on the ground floor.

Rising to the first floor there are three double bedrooms and a beautifully fitted bathroom.

## Outside

The property is approached through beautiful lawned front gardens with mature trees and borders and a pathway leading to the front veranda and entrance.

There is a driveway and turning for several cars leading to the detached garage.

The rear gardens are a particular feature of the property and provide a tranquil setting of lawn, trees, mature shrubs and an area for outside dining.

## Services

We understand all main services are available.

## Local Authority

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

Current Council Tax Band: F

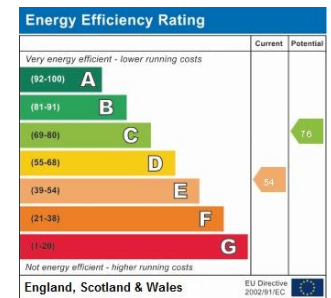


To view this property call Colebrook Sturrock on **01303 260666**

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.



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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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