



, Peene, Folkestone, Kent, CT18 8BA

- BARN CONVERSION WITH CHARACTER
- OPEN PLAN SITTING/DINING ROOM
- EXPOSED BEAMS AND TIMBERS
- ENCLOSED REAR GARDEN
- SEPERATE PARKING SPACE
- TWO BEDROOMS
- BATHROOM
- GLORIOUS VIEWS TO THE FRONT
- CAR BARN
- A SHORT DRIVE TO AMENITIES

Offers In Excess Of £365,000



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Hunters are pleased to offer for sale this beautifully presented character barn conversion in the rural village of Peene set within a courtyard development with glorious views over the immediate courtyard setting and out to the countryside to the front. The light and airy living space comprises entrance hall, cloakroom, open plan sitting/dining room with french doors to the rear garden and fitted kitchen.

Outside there is an enclosed rear garden with a backdrop of trees makes for a relaxing entertaining space. The open fronted car barn provides parking for one car and there is a separate space opposite for another vehicle.

There are a range of amenities locally with the village hall and church and for shopping there is access to coastal town of Hythe or Cheriton and Folkestone. The M20 is a short drive away giving access to the large towns of Ashford and Maidstone. The high speed rail link to St. Pancras International is a short drive.

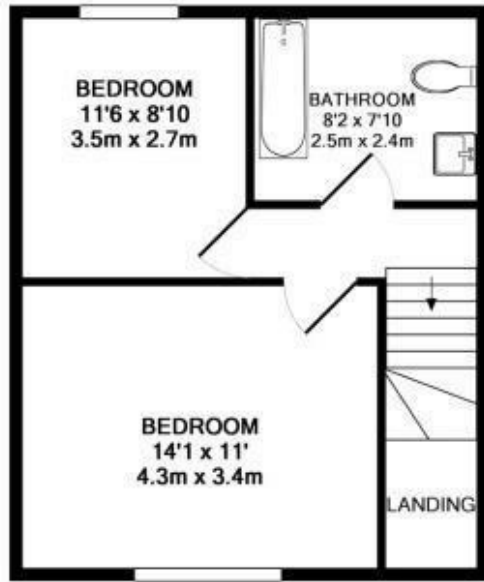


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GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.