



**4 Ark Cottages Canterbury Road, Etchinghill - CT18 8DE**

Guide Price **£325,000**

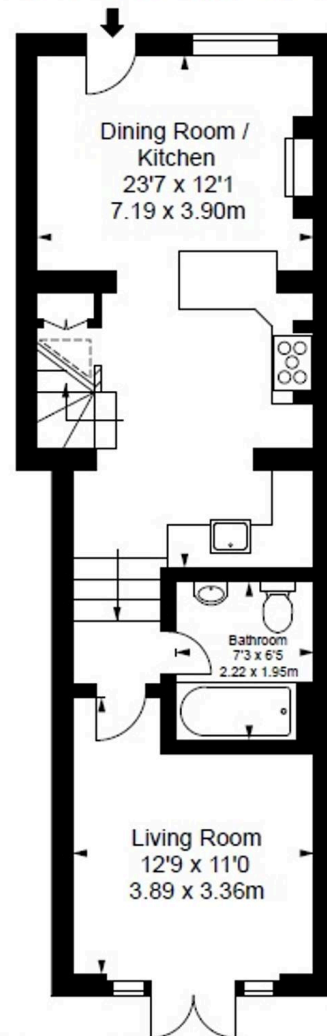
## Ark Cottages, Canterbury Road, Etchinghill

Approximate Gross Internal Area :-

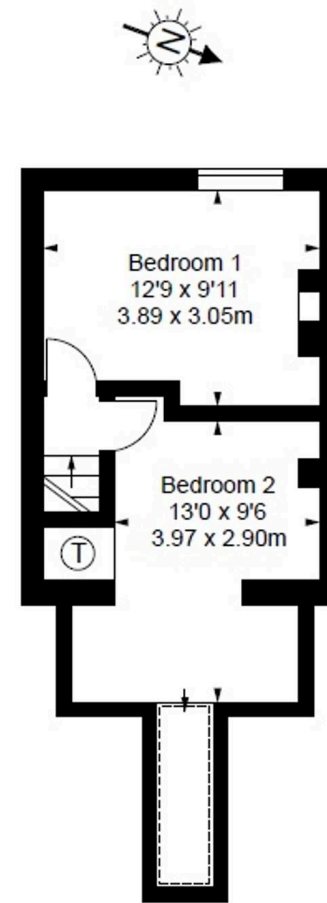
Ground Floor :- 47.01 sq m / 506 sq ft

First Floor :- 29.05 sq m / 312 sq ft

Total :- 76.06 sq m / 818 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)





## 4 Ark Cottages Canterbury Road

Etchinghill, Folkestone

Price Range from £325,000 to £335,000. A 'picture perfect' period cottage set in the heart of the ever popular village of Etchinghill. The property has been extended and refurbished to the highest of standards by the current vendor to provide a beautiful home with the benefits of modern fixtures and fittings while displaying charm and character throughout.

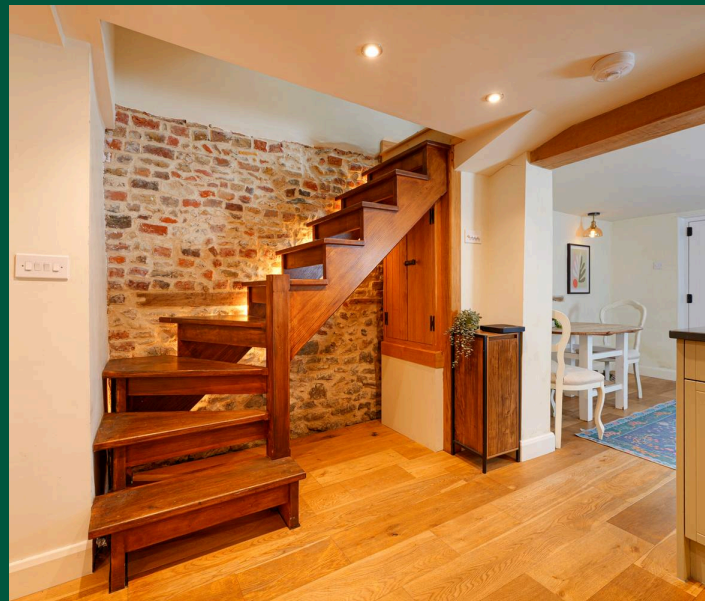
Accommodation comprises: Entrance door leading to dining room with feature fireplace, exposed wall and walk through opening to the stylish well fitted out kitchen featuring a cooking range, butler sink and attractive reclaimed staircase and exposed brick wall. Stylish and sleek bathroom/WC. Lovely bright and light living room with vaulted ceiling and floor length windows with central French doors leading to the attractive rear garden which is approximately 133 ft long with a delightful sun terrace.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Laing Bennett

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DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.