



Coppendale
Boyke Lane | Rhodes Minnis | Canterbury | Kent | CT4 6XN



Step inside

Coppendale

Equidistant between Lyminge and Elham on the outskirts of the hamlet of Rhodes Minnis and nestling in 2.51 acres is this unique bungalow that is immediately available with no forward chain. It is surrounded by countryside in the beautiful Kent Downs National Landscape (formerly an Area of Outstanding Natural Beauty) and includes three paddocks, a stable block with three stalls, additional stables and a storage barn. It would be ideal for anyone with equine interests or who would like to develop 'the good life'. It has recently been redecorated and includes a new kitchen, bathroom and carpets and has the potential to be extended, subject to the necessary planning permissions.

A leafy country lane leads to a five-bar gate entrance to the property. This opens onto a driveway, flanked by hedging, lawn and shrubs, leading to a pitched roof double garage. A secondary gate provides access to a path to the front entrance and is surrounded by a spacious front garden with a large lawn interspersed with attractive shrub beds and high hedging, screening the property from the road.

The front door opens into a useful entrance hall with direct access to a corridor and the large well-proportioned lounge. This dual aspect light and bright room has vast patio doors to the rear terrace providing delightful views over the garden and beyond and a charming brick fireplace with an extended tiled hearth providing a focal point. It has a door to the spacious dining room which also has a brick fireplace and, in turn, includes a door through to the kitchen. The new kitchen features white flat fronted units housing a hob and a double oven, double sink and with space for additional appliances. It has a door to the conservatory with access to the rear garden.

Along the corridor is the new family bathroom and three bedrooms including a single with a built-in cupboard that would make an excellent study and two doubles. One has a large picture window providing delightful views while the principal bedroom has fitted cupboards and views over the paddocks.

The rear terrace spans virtually the entire length of the property and is just the place to relax in the sunshine enjoying a barbecue and outdoor entertaining, with views over the garden and paddocks beyond. The gardens are beautiful with lawns, fruit trees and well-stocked borders.

Each of the paddocks is fenced with water troughs and accessed via five bar gates and surrounded by attractive mature tree, while a flat area adjacent to the stables and storage barn could be converted into a manege and provide hard standing for a horse box. There is also the opportunity to enjoy the 'good life' with plenty of space to 'grow your own' and house livestock.







Seller Insight



This has been a very special home for twenty-six years. We have loved living in this peaceful location in beautiful countryside and having access to excellent places for walking and cycling as well as off-road riding, particularly in the nearby 440 acres of Lyminge Forest. Here you can not only enjoy riding but can also experience a rich diversity of wildlife. Although we are in the country, we do not feel isolated as we are only a short distance from Lyminge and Elham.

Lyminge village has convenience store, post office and newsagent, library, pharmacy, Chinese restaurant, pub, hairdresser and a doctor's surgery. There is also a primary school and pre-school facility and if you enjoy the sound of leather on willow the nearby Sibton Park cricket club might beckon, while for golfing enthusiasts there is the Etchinghill Golf Club on the outskirts of Lyminge and the Roundwood Hall Golf Club along Stone Street. Commuters can drive to Ashford and get on the train to St Pancras that takes about 36 minutes from Ashford International and it is not far to the Channel Tunnel for trips to the Continent.

*While Elham is the quintessential English village with a square surrounded by beautiful houses full of individual character as well as the requisite church on one side and the Kings Arms Grade II Listed pub on the other. This has been restored to its former royal glory in celebration of the coronation of King Charles III and includes a restaurant with gastro pub food created by award winning chefs. The village also includes a corner shop/newsagent, a post office in the pub three times a week, tennis courts and a hall with a variety of activities such as yoga classes, pilates and badminton. There is also an active football and cricket club as well as a good primary school, while Canterbury, Folkestone, Dover and Ashford include excellent grammar and private schools.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Travel		Healthcare		Entertainment	
By Road:		Hawkinge and Elham Surgery	01303 232300	Marlowe Theatre, Canterbury	01227 787787
Folkestone	8.2 miles	New Lyminge Surgery	01303 863160	Leas Cliff Hall	01303 228600
Canterbury	10.8 miles	William Harvey Hospital	01233 633331	Kings Arms	01303 840242
Ashford International	14.8 miles	Kent and Canterbury Hospital	01227 766877	Abode Hotel	01227 766266
Dover Docks	15.4 miles			The Pig at Bridge Place	0345 2259494
Gatwick Airport	72.3 miles	Education		Local Attractions / Landmarks	
Charing Cross	75.8 miles	Primary Schools:		Lyminge Forest	
Trains from Ashford International		Lyminge Primary	01303 862367	Romney Hythe and Dymchurch miniature railway	
St Pancras	37 mins	Elham Primary	01303 840325	Lympne Castle and Saltwood Castle	
Charing Cross	1hr 16mins	Ashford School (Prep)	01233 625171	Port Lympne Animal Park	
Cannon Street	1hr 21mins			Dover and Deal castles	
London Bridge	1hr 12 mins	Secondary Schools:		Secret War Tunnels	
		Harvey Grammar for Boys	01303 252131	Canterbury Cathedral	
		Folkestone School for Girls	01303 251125		
		Simon Langton Girls Grammar	01227 463711		
		Simon Langton Boys Grammar	01227 463567		
		King's School, Canterbury	01227 595501		
		St Edmunds	01227 475000		
Leisure Clubs & Facilities		Kent College	01227 763231		
Sibton Park Cricket Club	01303 863251	Ashford School	01233 625171		
Etchinghill Golf Club	01303 862929				
Roundwood Golf Club	01303 862260				
Elham Sports Centre	01303 840485				

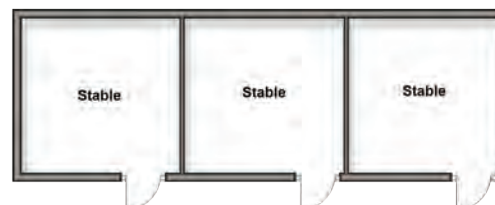
Ground Floor
Approx. 147.4 sq. metres (1586.4 sq. feet)



Outbuilding 1
Approx. 36.2 sq. metres (389.2 sq. feet)



Outbuilding 2
Approx. 36.1 sq. metres (386.6 sq. feet)



Outbuilding 3
Approx. 33.5 sq. metres (360.1 sq. feet)



GROUND FLOOR

Porch	
Lounge	20'1 x 17'3 (6.13m x 5.26m)
Dining Room	18'6 x 12'2 (5.64m x 3.71m)
Kitchen	18'3 x 7'6 (5.57m x 2.29m)
Conservatory	14'4 x 5'8 (4.37m x 1.73m)
Bedroom 1	19'9 x 15'8 (6.02m x 4.78m)
Bedroom 2	17'10 x 9'9 (5.44m x 2.97m)
Bathroom	
Bedroom 3	9'11 x 7'10 (3.02m x 2.39m)

OUTBUILDING 1

Storage/Stables	29'8 x 15'7 (9.05m x 4.75m)
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OUTBUILDING 2

Stable	11'6 x 11'5 (3.51m x 3.48m)
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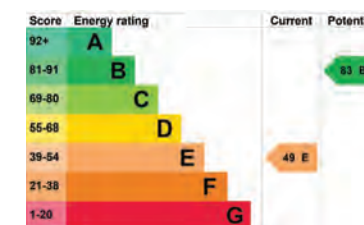
OUTBUILDING 3

Double Garage	19'3 x 18'8 (5.87m x 5.69m)
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OUTSIDE

Front Garden
Rear Garden
Paddocks

Council Tax Band: F
Tenure: Freehold



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