



Wayfarers, 13 Greenbanks  
Lyminge, Folkestone, CT18 8HG  
O.I.E.O £375,000

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# Wayfarers

An extended detached bungalow offering surprisingly spacious accommodation, private secluded gardens, a garage and driveway — all available with no onward chain.

## Situation

Positioned in a quiet cul-de-sac, yet, within easy access of all the village's wide range of amenities including post office and two general stores, hairdressers and barber, popular tea rooms, Chinese restaurant with takeaway, public house, two 'doctors' surgeries, church, pharmacy and sought-after pre-school and primary school. There is also an active community hall, sports field, bowls club 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 all offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Independent Schools, together with high-speed main line train services to London St. Pancras. A little further afield will be found the expanding business centre of Ashford, from where the capital may be reached in some 37 minutes.

## The Property

This detached bungalow offers deceptively spacious and light-filled accommodation, thoughtfully arranged to suit both comfortable living and entertaining. A generous entrance porch welcomes you into the main hallway, which leads to a superb triple-aspect sitting/dining room. This bright and airy space features a central fireplace and provides plenty of room for relaxing or hosting guests. Adjacent to the sitting area is a well-appointed kitchen, fitted with an extensive range of wood wall and base units. A door from the kitchen opens into a covered side porch, offering dry access to the detached garage, ideal for everyday convenience. The bungalow comprises three generous double bedrooms, all benefiting from built-in wardrobes, as well as two well-equipped bath/shower rooms. A useful study offers a quiet

space for home working and could also serve as a dressing room or occasional guest bedroom, depending on your needs.

## Outside

Outside, the rear garden provides a tranquil and private setting, with a generous patio area bordered by mature shrubs and flowering plants, perfect for alfresco dining or peaceful enjoyment. The front garden is neatly landscaped with lawns and established planting, with a few steps leading to the welcoming front porch. To the side of the property, a detached garage and driveway offer off-road parking for two vehicles.

## Services

All mains 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 892000**



Total Approximate Area = 1078 sq ft / 100.1 sq m (excludes covered porch)  
 Garage = 230 sq ft / 21.3 sq m  
 Total = 1308 sq ft / 121.4 sq m  
 For identification only - Not to scale



**GROUND FLOOR**  
 Approx. 1078 SQFT (INTERNAL)

Entrance Porch

Hallway

Sitting / Dining Room  
 20' 0" x 13' 8" (6.09m x 4.16m)

Kitchen  
 10' 8" x 7' 10" (3.25m x 2.39m)

Bedroom One  
 15' 0" x 9' 11" (4.57m x 3.02m)

Bedroom Two  
 11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom Three  
 10' 8" x 8' 10" (3.25m x 2.69m)

Study  
 10' 7" x 8' 3" (3.22m x 2.51m)

Bathroom  
 6' 5" x 5' 5" (1.95m x 1.65m)

Shower Room  
 5' 10" x 5' 6" (1.78m x 1.68m)

Garage  
 27' 6" x 8' 4" (8.38m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1321738

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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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