



**19 Station Road, Lyminge - CT18 8HS**

Guide Price **£575,000**

Approximate Gross Internal Area (Excluding Garage) = 151 sq m / 1625 sq ft  
Garage = 22 sq m x 237 sq ft

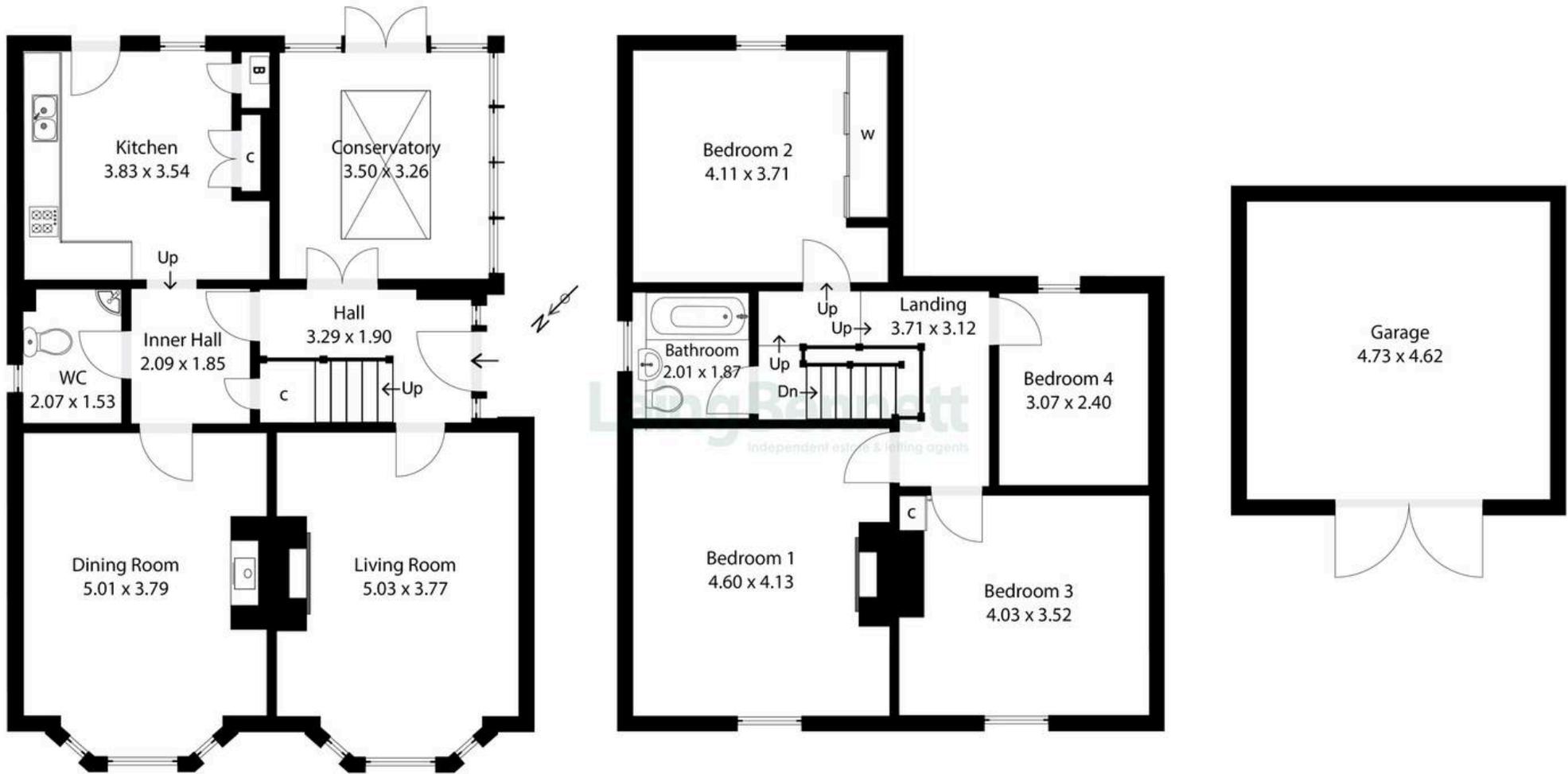
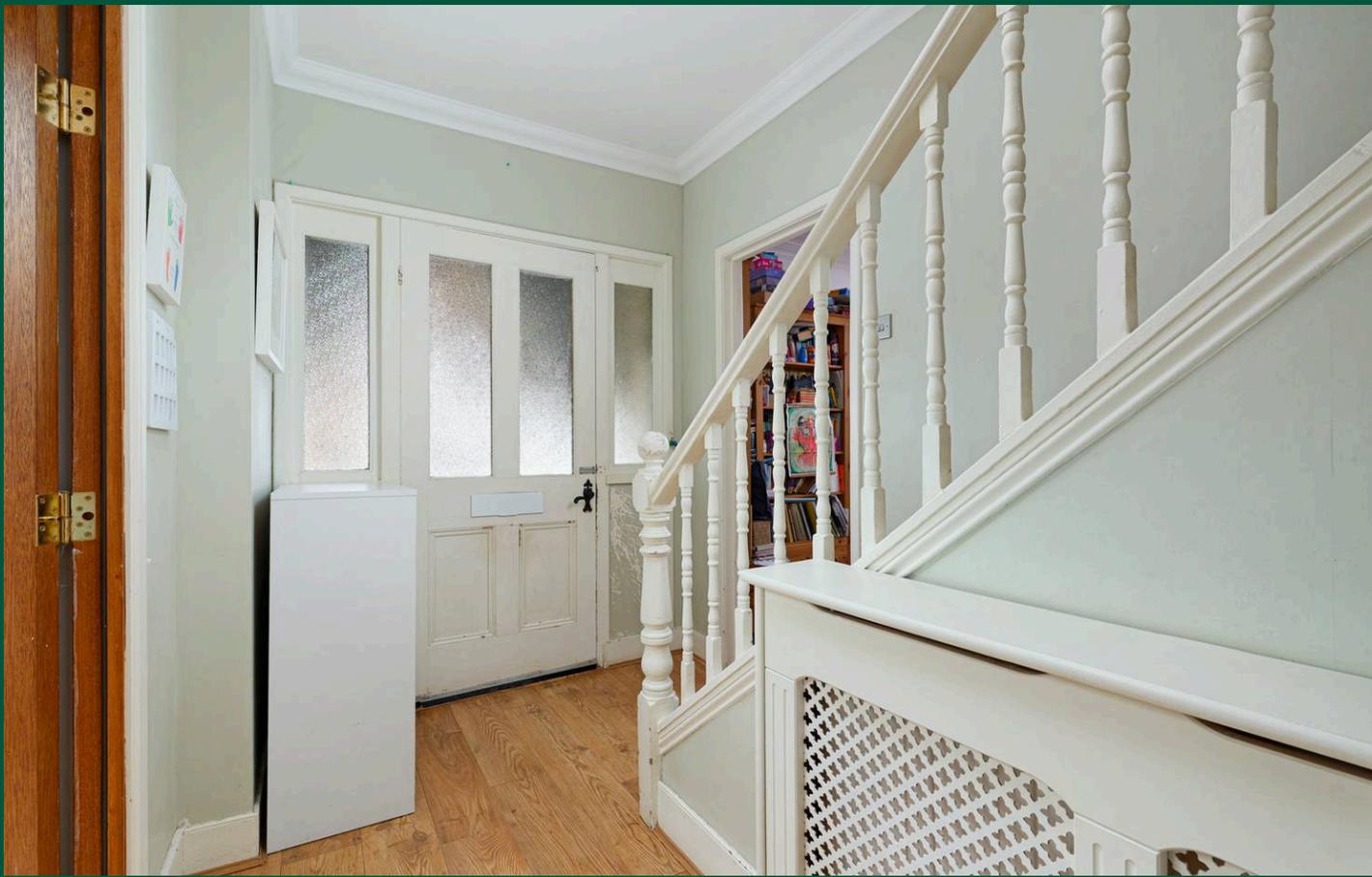


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## 19 Station Road

Lyminge, Folkestone

An impressive family home, perfectly positioned in the heart of this sought after village offering amenities, countryside walks and community life all close at hand. This light-filled and spacious property enjoys a wonderful flow throughout, ideal for both everyday family living and entertaining. A charming canopied entrance welcomes you into a generous hallway, providing access to all the principal ground floor rooms. To the front, two elegant reception rooms feature attractive bay windows and fireplaces, creating warm and inviting spaces to relax. To the rear, the home opens up into a superb conservatory/family room with roof lantern and direct access to the enclosed garden, perfect for indoor-outdoor living. There is a well-appointed kitchen complete with space for a table and plenty of built in storage. A separate utility room with cloakroom/WC adds further practicality. Upstairs there are four well-proportioned bedrooms and a contemporary family bathroom. The property benefits from a driveway to the front and a driveway to the rear providing further parking and access to the double garage. The enclosed rear garden is predominantly laid to lawn with a sun terrace, offering ample space for outdoor dining and entertaining. Within the garden, there is a decked seating area with a pergola overhead, creating an ideal spot for relaxation. This is a fantastic opportunity to enjoy village living at its finest in a home that effortlessly combines character, space and modern comfort.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





## Laing Bennett

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