



**Reynard, Rhodes Minnis - CT4 6YA**

Guide Price **£625,000**



Approximate Gross Internal Area = 120 sq m / 1294 sq ft

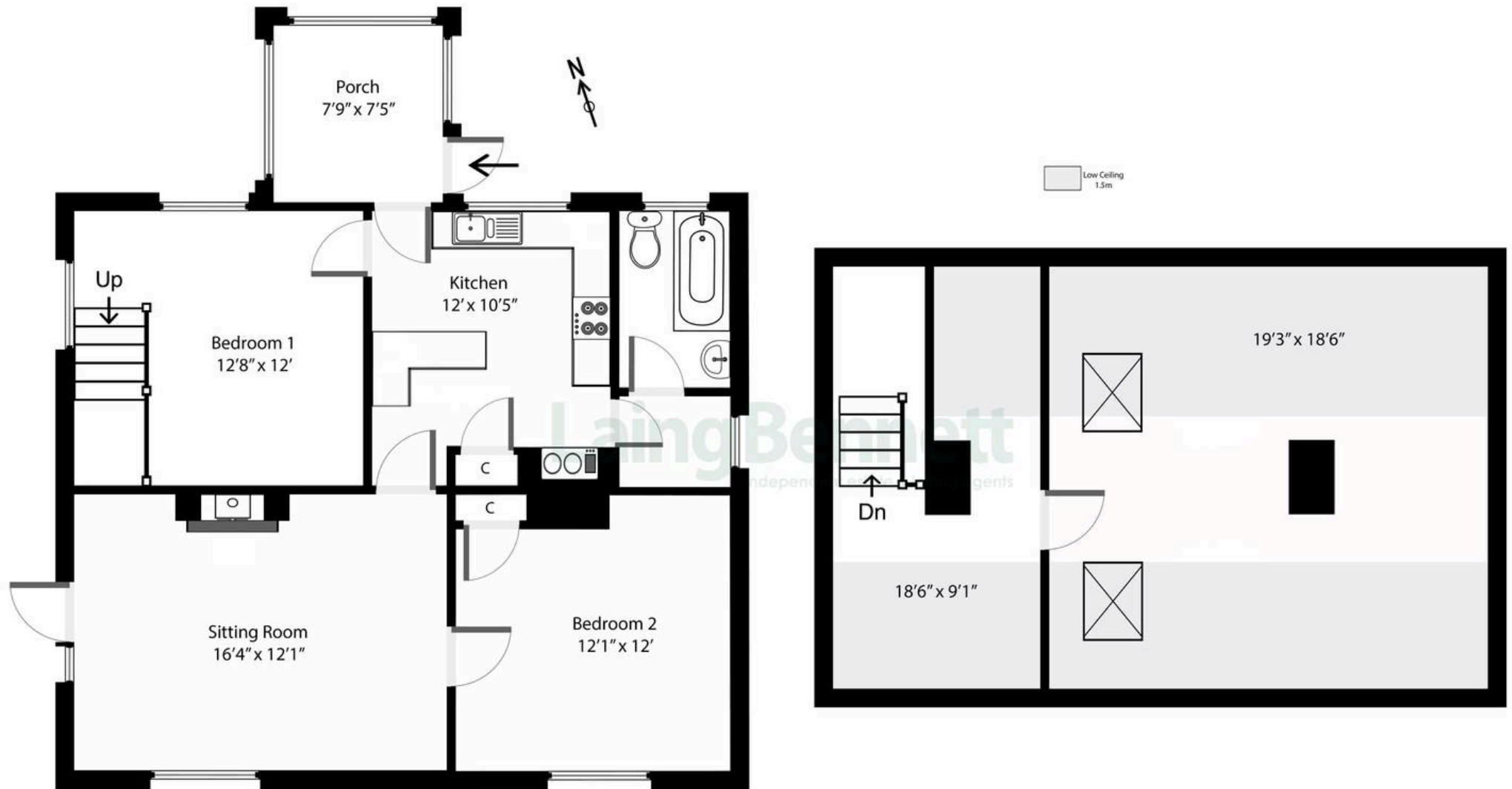


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.



## Reynard

Rhodes Minnis, Canterbury

FANTASTIC DEVELOPMENT OPPORTUNITY WITH LAND! A two bedroom detached bungalow in an idyllic location and now in need of renovation or replaced subject to necessary planning permissions. After sixteen years of living in the beautiful setting the vendor is relocating. The property has gardens and grounds approximately 5 acres in total. Accommodation comprises: ground floor – entrance porch, bathroom/WC, kitchen, side lobby, bedroom one, bedroom two, sitting room. First floor – Landing and large loft room. Outside – Garage, large mature garden, fenced paddocks, separate field access located to the far end of the land, five stables, double field shelter, workshop, orchard including apples. Driveway parking.

Council Tax band: C

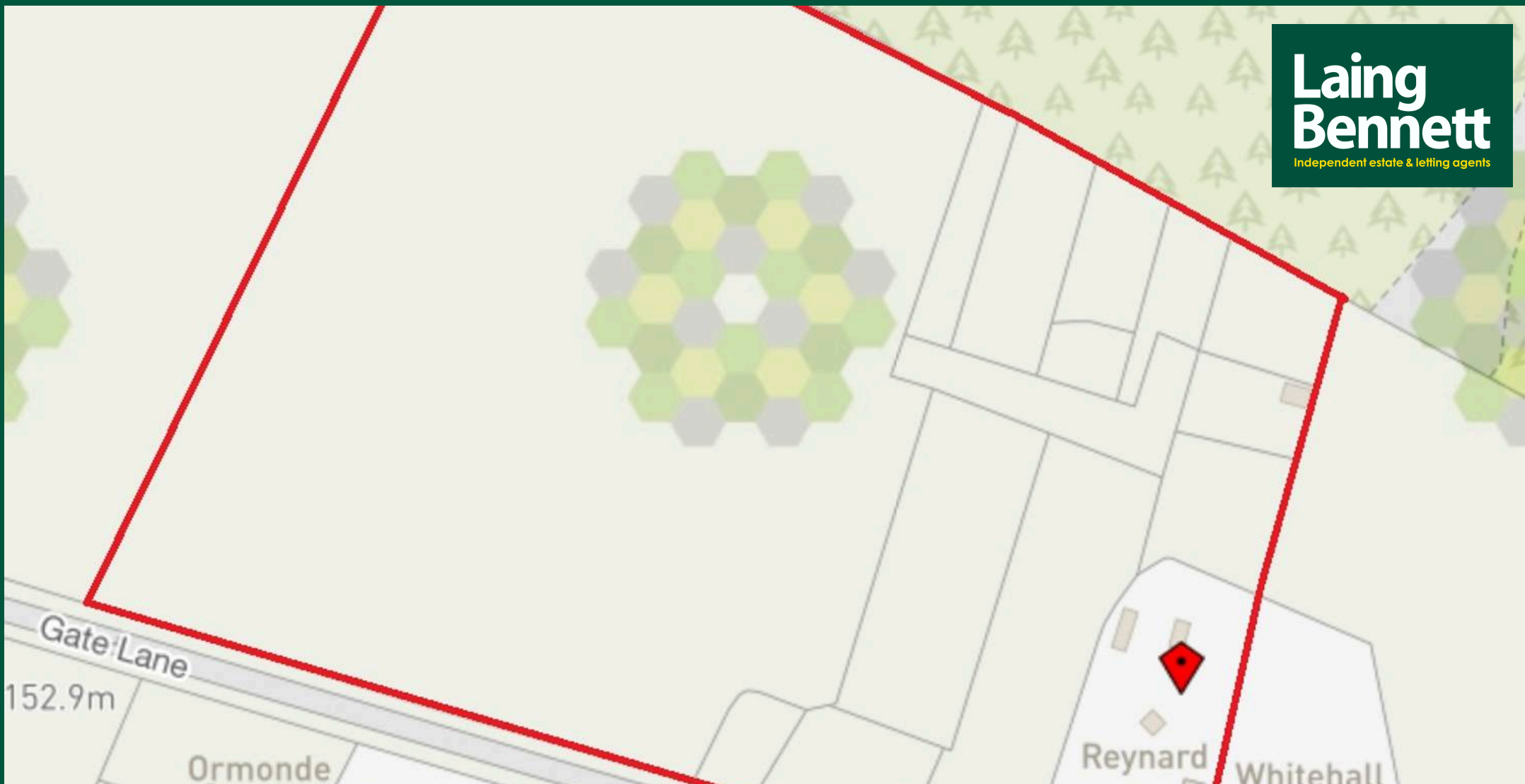
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

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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.