



**Linnvale Woodland Road, Lyminge - CT18 8DP**

Guide Price **£765,000**

Approximate Gross Internal Area = 123 sq m / 1320 sq ft  
Outbuildings = 70 sq m / 751 sq ft

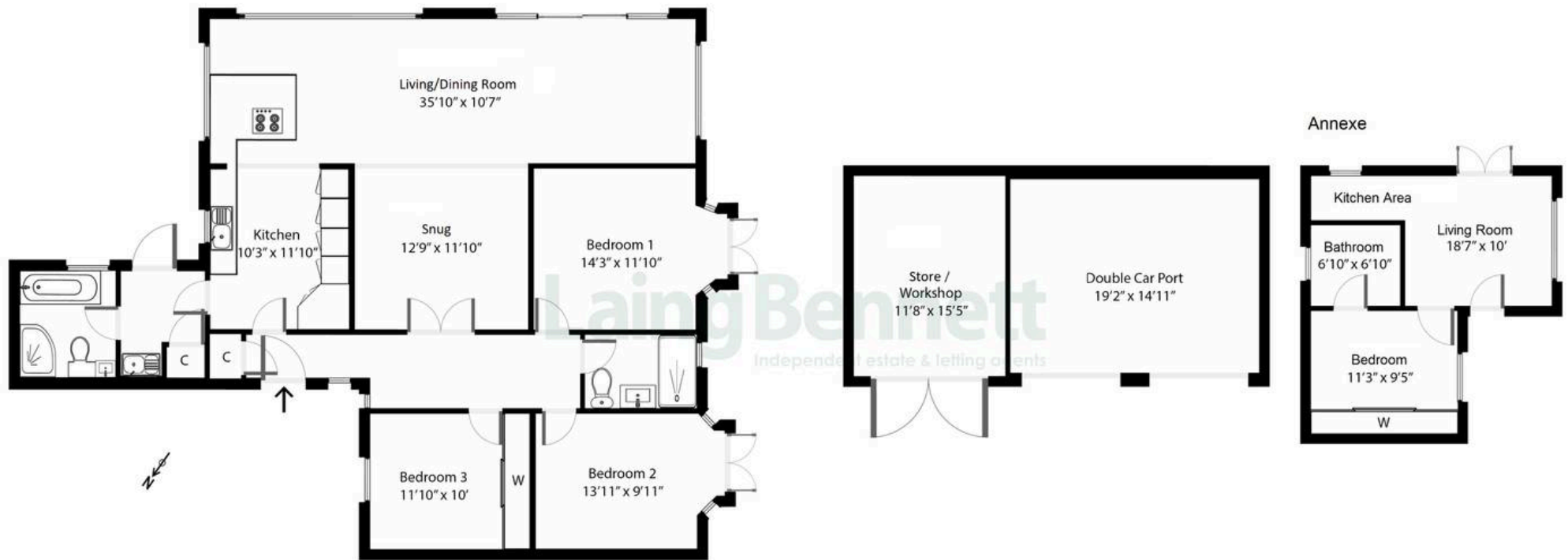


Illustration for identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



## Linnvale Woodland Road

Lyminge, Folkestone

A stunning contemporary detached residence, boasting breathtaking views across the valley nestled on the outskirts of the charming village of Lyminge. Beautifully presented throughout, the open plan layout of the living space provides opulence and modern living; kick back and take in the beauty of the north downs in this tranquil setting.

The accommodation comprises a porch leading to the reception hall, spacious triple aspect open planned living and dining space with panoramic views over the countryside. Contemporary kitchen, Utility room, three double bedrooms and two beautifully finished bathrooms. Outside: Large driveway with electric gates, detached oak framed garage, detached one bedroom Annexe, delightful rear and side gardens, decked area with a large pond and quarter-acre field overlooking the countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









# Laing Bennett

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