



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

 FINE & COUNTRY



# Step inside Coppendale

Equidistant between Lympinge 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 trees, 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

By Road:	
Folkestone	8.2 miles
Canterbury	10.8 miles
Ashford International	14.8 miles
Dover Docks	15.4 miles
Gatwick Airport	72.3 miles
Charing Cross	75.8 miles

### Trains from Ashford International

St Pancras	37 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

### High-Speed Canterbury West to St. Pancras

## Leisure Clubs & Facilities

Sibton Park Cricket Club	01303 863251
Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485

## Healthcare

Hawkinge and Elham Surgery	01303 232300
New Lyminge Surgery	01303 863160
William Harvey Hospital	01233 633331
Kent and Canterbury Hospital	01227 766877

## Education

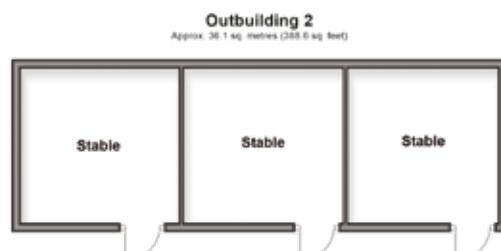
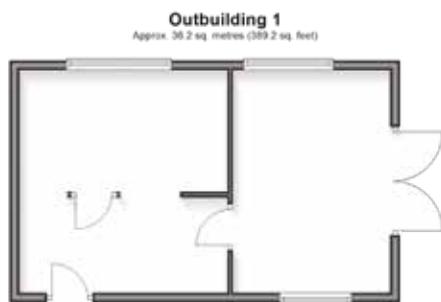
Primary Schools:	01303 862367
Lyminge Primary	01303 840325
Elham Primary	01233 625171
Ashford School (Prep)	
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
King's School, Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
Ashford School	01233 625171

## Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Kings Arms	01303 840242
Abode Hotel	01227 766266
The Pig at Bridge Place	0345 2259494

## Local Attractions / Landmarks

Lyminge Forest	
Romney Hythe and Dymchurch miniature railway	
Lympne Castle and Saltwood Castle	
Port Lympne Animal Park	
Dover and Deal castles	
Secret War Tunnels	
Canterbury Cathedral	



## GROUND FLOOR

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

## OUTBUILDING 1

Storage/Stables

## OUTBUILDING 2

Stable  
Stable  
Stable

## OUTBUILDING 3

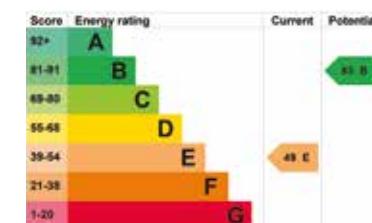
Double Garage

## OUTSIDE

Front Garden  
Rear Garden  
Paddocks

19'3 x 18'8 (5.87m x 5.69m)

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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