



Farngate Sandling Road, Lyminge - CT18 8DX

Guide Price **£995,000**

Approximate Gross Internal Area (Excluding Garage and Eves Storage) = 306 sq m / 3289 sq ft
Car Port = 29 sq m / 316 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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Set in a sought-after location with beautiful countryside views, this impressive, extended and extensively updated family home offers exceptional space and versatility. The ground floor opens with a welcoming entrance hall leading to a spacious living room, elegant dining room, stylish family room, and a natural light filled stunning modern kitchen with a separate utility room and conservatory opening to the garden. A flexible annex includes its own kitchen, bathroom, and a fifth bedroom, ideal for guests or multi-generational living. Upstairs, the generous landing leads to four double bedrooms, including a superb main bedroom with door to 'Jack and Jill' luxurious shower/bathroom/WC and a substantial dressing room with access to eaves storage to bedroom two and a family bathroom/WC. Outside, a large driveway provides ample parking and access to the detached garage, while the mature extensive garden of Approximately 0.58 acre creates a wonderful setting for entertaining and enjoying the peaceful rural surroundings. Solar panels.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











Laing Bennett

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