



Woodland Farm, Woodland Road, Lyminge, Kent

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# Woodland Farm

## Woodland Road, Lyminge, Kent CT18 8DW

A delightful Grade II listed family home with an annexe, stables and beautiful gardens

Lyminge 1.4 miles, Elham 2.9 miles, M20 (Junction 11) 4 miles, Sandling station 4.4 miles, Folkestone 8 miles, Eurotunnel terminal 9.6 miles, Canterbury 12 miles, Port of Dover 14.1 miles, Ashford International 15.3 miles (London St Pancras from 36 minutes)

**Woodland Farm:** Entrance hall | Sitting room  
Dining room | Family room | Study area  
Garden/boot room | Kitchen/breakfast room  
Cloakroom | Principal bedroom with en suite  
bathroom | 3 Further bedrooms | Shower room  
EPC rating E

**The Stables annexe:** Sitting room | Kitchen  
Utility | 2 Bedrooms | Bathroom | EPC rating D  
4 Stables | Swimming pool | Parking area  
Gardens & grounds | About 1.8 acres

### The property

This charming Grade II listed farmhouse offers four bedrooms, an annexe and delightful gardens with stunning views across the Kent countryside. The property dates from the late 15th century and includes attractive stone and tiled elevations outside, while inside there are exposed timber beams and impressive brick-built fireplaces, alongside elegant modern décor and fittings.

The ground floor has four comfortable reception rooms. The sitting room has a bay window, heavy timber beams overhead and an imposing inglenook fireplace fitted with a wood-burning stove. There is also a dual aspect dining room, a family room - also featuring a grand fireplace - and a useful study area.

Arranged around a central island, the well-proportioned kitchen/breakfast room is fitted

with bespoke wooden units together with integrated appliances. A door from the kitchen opens to the garden room, which overlooks the paved terrace and rear gardens.

There are four well-presented bedrooms, with the principal bedroom having an en suite. The first floor also has a shower room.

### The Stables

Located in the stable block, the annexe offers further accommodation for guests or family members. It includes an open-plan sitting room and kitchen, two double bedrooms and a bathroom.

### Outside

A tarmac drive leads to the parking area at the rear, as well as to the annexe and stables.

The gardens and grounds surrounding the house have rolling lawns and meadows, an orchard, a wealth of established hedgerows, shrubs and trees, an elevated timber deck and patio areas in which to dine al fresco and take in the beautiful views. There is also a heated swimming pool with its own sun terrace.

### Location

The property is situated on the outskirts of Lyminge village, surrounded by woods and farmland in a designated AONB at the foot of the Elham Valley. Lyminge provides day-to-day amenities with further services being available in nearby Elham. Canterbury, Ashford and Folkestone offer extensive shopping and leisure options together with a range of educational facilities in both independent and state sectors.

Transport links in the area are excellent, with the M20 motorway nearby. Mainline stations at Sandling, Westenhanger and Ashford offer trains to London Charing Cross, Cannon Street and Victoria. Ashford International provides the High-Speed link to London St Pancras with journey times from 36 minutes. Eurotunnel and the Port of Dover provide regular services to the Continent.





























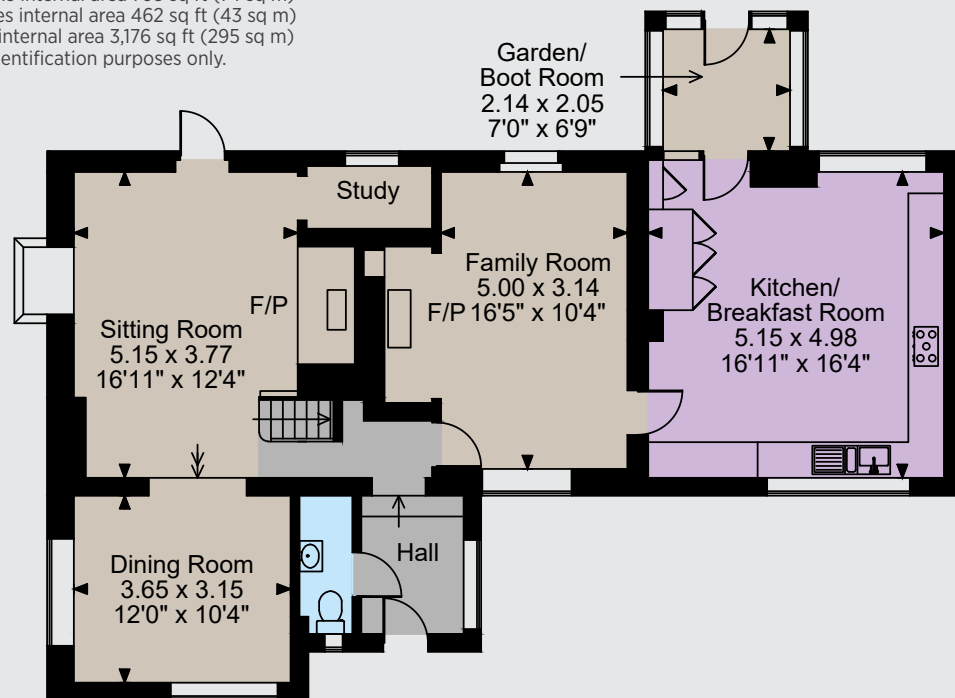
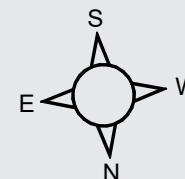




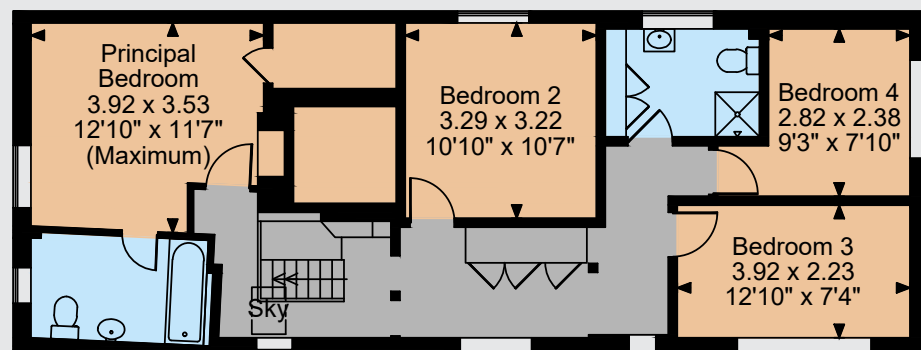




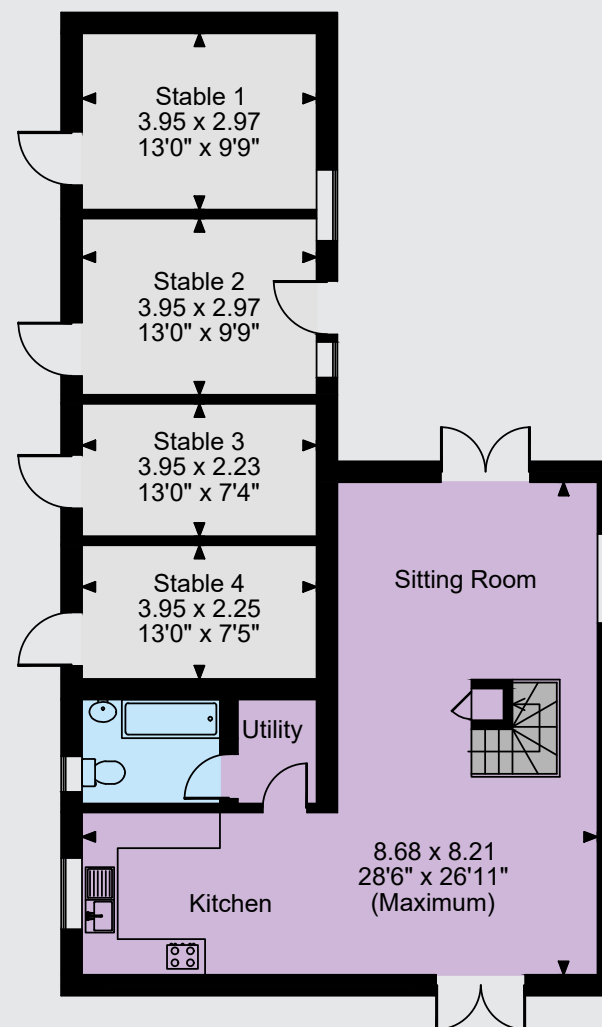
Floorplans  
Main House internal area 1,921 sq ft (178 sq m)  
Annexe internal area 793 sq ft (74 sq m)  
Stables internal area 462 sq ft (43 sq m)  
Total internal area 3,176 sq ft (295 sq m)  
For identification purposes only.



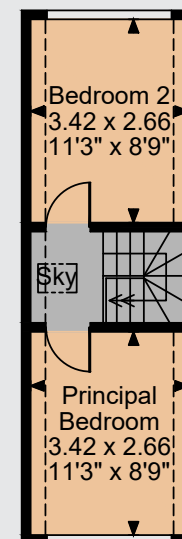
**Ground Floor**



**First Floor**



**Annexe Ground Floor**



**Annexe First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Directions

From Canterbury: Leave on the Old Dover Road away from the city centre. After 0.8 mile turn right onto Nackington Road (B2086). Continue on the B2086 for 9.7 miles, before turning left onto Woodland Road. You will find the property on the right after 0.9 mile.

## General

**Local Authority:** Folkestone & Hythe District Council

**Services:** All mains services; gas heating

**Council Tax:**

Woodland Farm – Band G

The Stables – Band B

**Tenure:** Freehold

**Guide Price:** £950,000

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

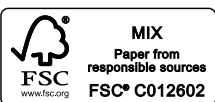
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