



**Price**  
**£630,000**

**Freehold**

4x  2x  1x 

**Teddars Leas Road,  
Etchingill, Folkestone,  
Kent, CT18**

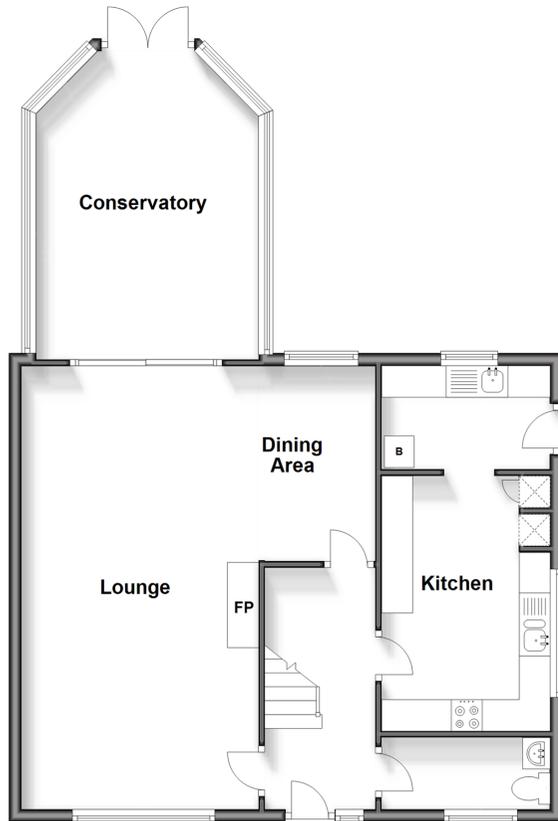
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

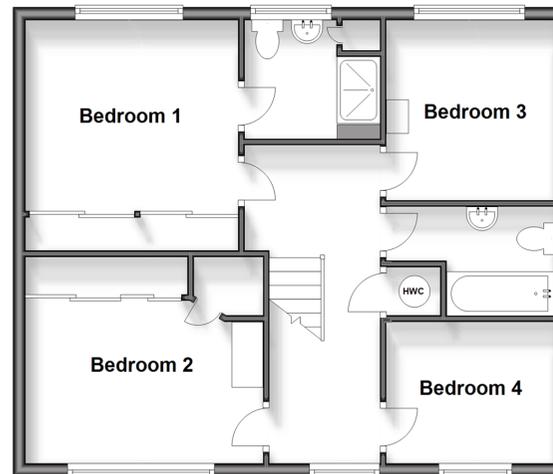
## Ground Floor

Approx. 77.1 sq. metres (829.4 sq. feet)



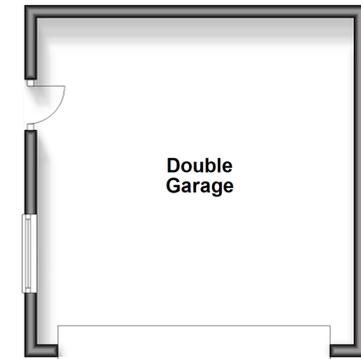
## First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



## Outbuilding

Approx. 26.6 sq. metres (285.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'0 (7.02m) x 12'6 (3.81m) narrowing to 11'0 (3.36m)

Dining Area: 9'10 x 8'5 (3.00m x 2.57m)

Conservatory: 16'2 x 11'4 (4.93m x 3.46m)

Kitchen: 13'4 x 8'3 (4.07m x 2.52m)

Utility: 8'8 x 5'2 (2.64m x 1.58m)

Cloakroom: 8'9 x 3'7 (2.67m x 1.09m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'0 up to wardrobe (3.46m x 3.05m)

En-Suite Shower Room: 7'0 x 6'2 (2.14m x 1.88m)

Bedroom 2: 12'2 x 10'9 into wardrobe (3.71m x 3.28m)

Bedroom 3: 9'3 (2.82m) x 8'10 (2.69m) narrowing to 7'8 (2.34m)

Bedroom 4: 8'9 x 7'4 (2.67m x 2.24m)

Bathroom: 8'9 (2.67m) narrowing to 5'6 (1.68m) x 5'4 (1.63m)

### OUTBUILDING

Double Garage: 17'0 x 16'10 (5.19m x 5.13m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens



## Main features

- Lovely home with amazing views over Etchinghill golf course
- L shaped lounge and dining area with an open fire, spacious conservatory
- En-suite shower room, useful utility room
- Large, secluded garden, double garage, solar panels
- Short walk to the popular Gatekeeper village pub, golf course and bus stop



### Nearest Schools

Primary Schools: Lyminge C of E Primary 1.8 miles, St Augustine's Catholic Primary 2.7 miles  
Secondary Schools: Brockhill Park Performing Arts College 4.0 miles, The Harvey Grammar School 4.3 miles



### Transport Information

Train Stations: Sandling 3.4 miles, Folkestone West High Speed Link 4.5 miles, Westenhanger 4.8 miles



### Address

Teddars Leas Road, Etchinghill, Folkestone, Kent, CT18



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(47)	A(96)

12824214/20240425/CDH/MB