



Rhodes House, Longage Hill, Rhodes Minnis CT4 6XS

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



Rhodes House, Longage Hill, Rhodes Minnis CT4 6SX

- Substantial Detached Period Residence
- Extensive & Highly Versatile Accommodation
- Potential Ground Floor Annexe
- Beautifully Presented Throughout
- Many Stunning Period Features
- Five Bedrooms - Three Bathrooms
- Impressive Sitting Room With Inglenook Fireplace
- Lovely Rural Setting With 0.23 Acres Of Grounds



SITUATION:

Rhodes Minnis is a quaint hamlet of properties, surrounded by stunning Kent farmland to one side and acres of Forestry Commission woodland on the other, both offering fabulous walking, mountain biking and horse riding routes. Less than a mile away is the village of Lyminge where there are local shops, restaurants and a village primary school, whilst large Tesco superstores can be found at Crooks Foot, Ashford and Folkestone, all of which are approximately a 20 minute drive.

The property is particularly well connected, with bus stops near by to Canterbury and Hythe, train stations at Sandling (approximately 4 miles away, which has ample parking) and Westenhanger (also 4 miles). Westenhanger station is only one stop from Ashford International station, which offers a high speed service to London St Pancras in just 37 minutes, or direct trains to London in approximately an hour and thirty minutes.

Ashford International Station is approximately twenty minutes drive and in addition to its services to London, also offers a regular Eurostar service to the continent and the Channel Tunnel is just 5 minutes drive from Littlecroft. The nearby M20 motorway network provides a road connection to both London and the coast, with regular ferry crossings to the continent available from the Port of Dover.

There are an excellent selection of state grammar and private prep schools in both Ashford and Canterbury and The William Harvey Hospital and Number One Hospital (a private hospital on site at the William Harvey) are just 20 minutes drive away. The nearby market town of Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, which is currently undergoing an exciting new expansion, whilst Eureka Park offers a selection of restaurants, including Nandos, Frankie & Bennys, Beefeater and Pizza Hut.



DESCRIPTION:

A substantial and highly versatile detached period residence set within generous gardens measuring 0.23 acres and situated in a wonderful rural setting, surrounded by beautiful countryside. The property is unlisted, yet has tremendous character and plenty of period features including, numerous exposed beams and fireplaces, alongside extensive accommodation including a home office and a potential ground floor annexe.

The front door opens into a welcoming entrance hall, with exposed beams, a tiled floor and a useful utility/shower room.

The main reception room is to the left of the entrance hall and is a spectacular open plan living space which measures approx. 31ft x 25ft. It has a lovely dual aspect, a wealth of exposed beams and an impressive inglenook fireplace with a wood burning stove.

This vast room opens into a superb, open plan kitchen/dining room, with a dual aspect,

exposed beams and double glazed French doors which connect with the rear garden. The kitchen area has been fitted with a range of traditionally styled units, set around wood block work surfaces and space for appliances.

Also accessed from the entrance hall, there is another reception room, currently used as a therapy room/home office.

This has a travertine tiled floor, a beamed ceiling and a direct access to the rear garden. Finally, completing the extensive ground floor accommodation, there is a sitting room and bedroom which are inter-connected and ideal for use as a ground floor wing for an independent family member.

The bedroom has a beamed ceiling and pleasant views to the front of the house, whilst the sitting room has a striking slate floor, a dual aspect and an exposed brick chimney breast.

On the first floor, a long, central landing leads to four bedrooms and a well appointed family

shower room. This has been fitted with a contemporary white suite, including a walk-in double shower enclosure, a granite topped sink and storage unit, a concealed cistern WC and is finished with attractive ceramic tiling.

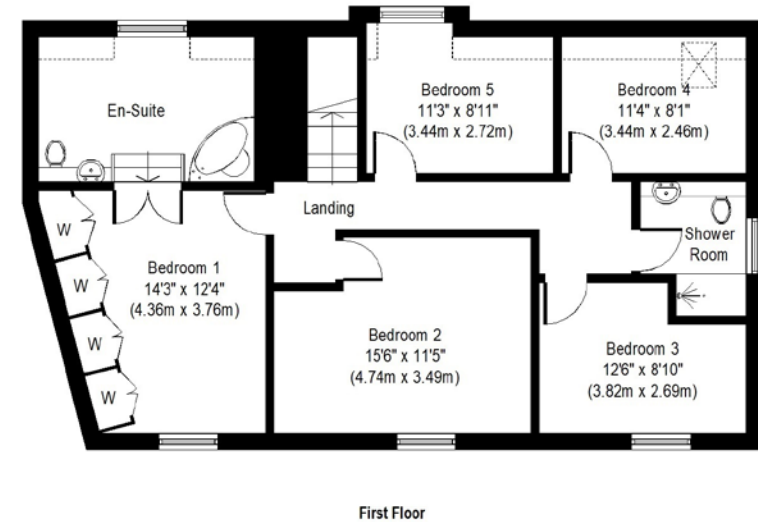
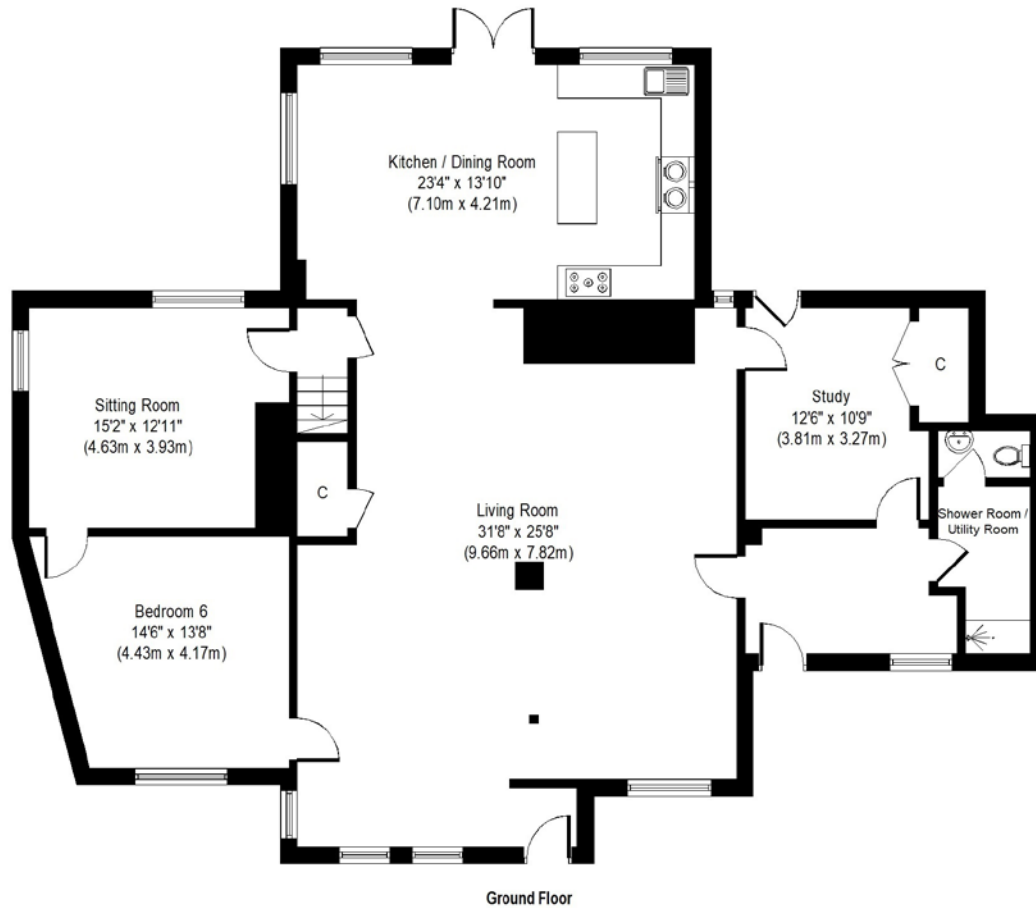
The master bedroom is a splendid double room with a range of fitted bedroom furniture and double doors which open into a beautifully appointed en-suite bathroom.

This has a modern white suite, including a sunken corner bath and a granite topped vanity sink, storage area and concealed WC.

OUTSIDE:

Rhodes House is set within a generous plot which totals approximately 0.23 acres, with an attractive front garden, enclosed by low level hedging.

The rear garden is mainly laid to lawn with mature flower and shrub borders and a herringbone brick patio which extends across the entire rear of the house.



TOTAL FLOOR AREA:
3216 sq. ft (298.8 sq. m)



EPC RATING
E



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
The property is served by oilfired central heating and private drainage.

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