LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



SUNSHINE COTTAGE, ROYAL MILITARY ROAD, GIGGERS GREEN

£325,000 Freehold

This unique property enjoys an idyllic setting, adjacent to the Royal Military Canal, in an area of outstanding natural beauty. Built circa 1977, the property has suffered a prolonged period of neglect and now requires an extensive programme of repair and refurbishment but has to potential to provide an exceptional home. EPC F



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

Sunshine Cottage,
Royal Military Road, Giggers Green, Aldington TN25 7BX

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room, Three Ground Floor Bedrooms (one with En-Suite Shower Room), Bathroom, Four First Floor Bedrooms, Bathroom, Integral Double Garage, Ample Parking, Gardens

DESCRIPTION

Sunshine Cottage was built for the current owner circa 1977 using materials salvaged from the original dwelling which stood on the site which accounts for the attractive ragstone façade and the exposed chimney breast in the sitting room. The property has suffered from a prolonged period of neglect and now requires an extensive programme of repair and refurbishment. The asking price reflects the requirement for some considerable expenditure and the property is considered well worthy of the investment required. It offers the potential to create an exceptional home in an idyllic location.

The accommodation, which could be reconfigured, currently comprises an entrance hall, sitting room, kitchen/breakfast room, utility room, three double bedrooms (one with en-suite shower room) and a bathroom on the ground floor. The first floor provides one double and three single bedrooms and a further bathroom.

The property occupies a plot of approximately 0.38 of an acre with lawned gardens to the front and side. A generous driveway provides ample parking and access to the integral double garage.

SITUATION

The property is set within an area of outstanding natural beauty, surrounded by fields and farmland, on Royal Military Road which runs alongside the Royal Military Canal along which there are wonderful walks and whilst remote, it is not isolated as there are neighbouring homes nearby.

Giggers Green is a peaceful and attractive rural hamlet set amidst the rolling countryside of the Kentish Weald, offering an appealing combination of country living and convenient access to nearby towns and transport links. Surrounded by open farmland, mature woodland and gently undulating countryside, the area is particularly well suited to those seeking a quieter rural lifestyle without feeling isolated.

The nearby village of **Aldington** provides a useful range of everyday amenities, including a village shop with butchers and greengrocers, post office and general store, primary school, public house and restaurant and community facilities, while the historic market town of **Ashford** is within easy reach and offers an extensive selection of shopping, leisure and recreational facilities. The cathedral city of **Canterbury** and the coastal towns of **Hythe** and **Folkestone** are also accessible by road.

For commuters, **Ashford International station** provides high-speed rail services to London St Pancras, with journey times of around 38 minutes, while the M20 gives convenient access towards London, the Channel Tunnel and the wider motorway network.





The accommodation comprises:

ENTRANCE HALL
Entered via a timber panelled and glazed door, radiator, doors to sitting room and:

BEDROOM
Double glazed window to front enjoying views over the garden and fields.

BEDROOM
Window to rear, radiator.

BATHROOM
Panelled bath, shower enclosure, low level WC, pedestal washbasin, tiled floor, tiled walls, obscured double glazed window to rear, heated towel rail/column radiator.

SITTING ROOM
Exposed brick chimney breast with open fire, wall light points, two double glazed windows to front overlooking the garden and open fields, door to staircase to first floor, door to:

INNER HALL
Radiator, doors to kitchen and:

UTILITY ROOM
Plumbing for washing machine, double glazed window to side, timber panelled door to front, butler s sink with cupboard below.

BEDROOM
Built in linen cupboard housing hot water cylinder, double glazed window to side, window to rear, radiator, door to:

EN-SUITE SHOWER ROOM
Shower tray, shower above, low level WC, wash basin, window to rear.

KITCHEN
Freestanding range style cooker, freestanding gas cooker, base cupboard and drawer units with roll top work surfaces inset with stainless steel sink and double drainer and four burner electric hob, double glazed window to front, double glazed window to side.

FIRST FLOOR LANDING
Dormer window to rear above the stairwell, looking to the fields beyond, access to eaves storage, doors to:

BEDROOM
Dormer window to rear overlooking the adjoining fields.

BEDROOM
Dormer with double glazed window to front overlooking the garden and adjoining fields.

BEDROOM
Dormer with double glazed window to front overlooking the garden and adjoining fields.

BEDROOM
Built-in banquet seat, dormer with double glazed window to front overlooking the garden and adjoining fields.

BATHROOM
Panelled bath with mixer tap, low level WC, wall hung washbasin, two windows to rear.

OUTSIDE
Sunshine Cottage stands in gardens totalling approximately 0.38 of an acre and is approached via a long driveway serving it and the neighbouring property, opening to the private driveway providing parking for a number of vehicles and access to the integral double garage.

The garden to the front of the property is laid extensively to lawn with a timber-framed storage shed and a wide terrace spanning the front of the house. To the rear, the retaining wall has collapsed and requires reinstatement, this area is somewhat overgrown.

INTEGRAL DOUBLE GARAGE
Two up-and-over doors to front (broken), windows to side and rear, power and light, access to loft storage space.

EPC Rating Band F

COUNCIL TAX
Band F approx. £3,608.41 (2026/27) Folkestone & Hythe District Council.

VIEWING
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



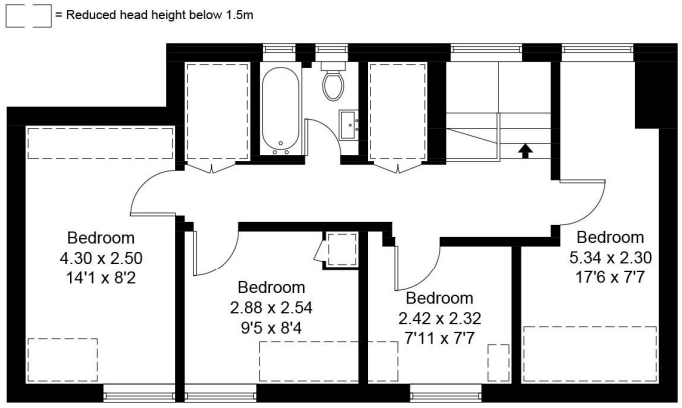




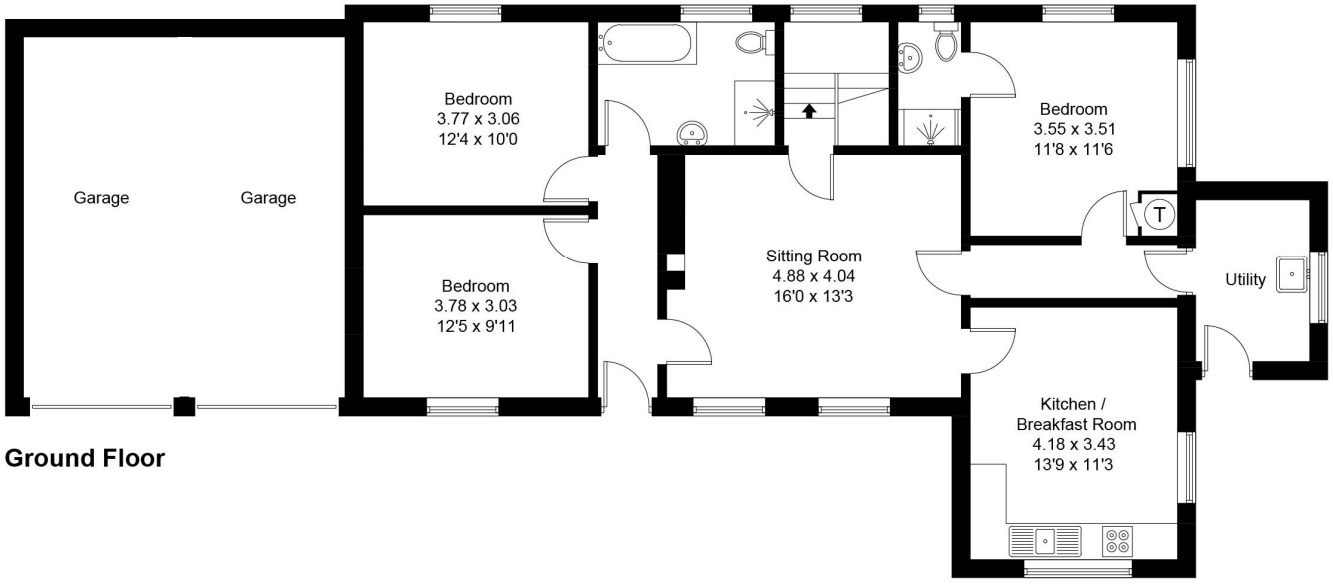


Sunshine Cottage, Aldington, TN25

Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft
(Excluding Garage)



First Floor



Ground Floor

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NOTES

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