

# Terence Painter

ESTATE AGENTS



- New Home
- Detached Executive House
- Four bedrooms
- Master Bedroom with En-Suite & Walk-in Wardrobe
- Lounge with Log Burner
- Kitchen/Diner/Family Room
- Utility Room & Cloakroom/W.C
- High Specification Fitted Kitchen with Integrated Appliances
- 10 Year NHBC Warranty
- Landscaped Garden
- Rural Views
- Garage & Parking
- Gross Internal Area 234m<sup>2</sup> (2518sqft)

**Plot 1 Manston Manor, Manston Road, Manston, Ramsgate, Kent. CT12 5DA.**

**Freehold £829,000**

AVAILABLE TO RESERVE NOW! BRAND NEW FOUR BEDROOM EXECUTIVE FAMILY HOME LOCATED IN THE PICTURESQUE VILLAGE OF MANSTON!

This is an exciting opportunity to acquire this attractive newly built generous size four bedroom detached executive family home located at Manston Manor, an exclusive development of five new homes in the picturesque village of Manston.

This property is currently under construction and will offer generous size living accommodation of approx. 234m<sup>2</sup> (2518 sqft) arranged over two floors which will be finished to an impressive standard with a high specification throughout and include an integrated Beam central vacuuming system.

On the ground floor there is a generous size entrance hall, 23'9" triple aspect lounge with a feature fireplace with a log burner inset, cloakroom/w.c., utility room and an impressive 21'2" kitchen/dining/family room which will feature a well appointed fitted kitchen with a wide range of integrated appliances and bi-folding doors to the rear garden.

On the first floor the spacious theme continues with a stunning family bathroom and four double bedrooms including a master bedroom suite which boasts an en-suite shower room and a walk-in wardrobe.

Externally this home will feature landscaped side and rear gardens with large patio area and a double driveway which provides access to the integral garage.

This home is scheduled to be available for occupation November 2022 so call Terence Painter Estate Agents now on to arrange your viewing and to find out how you can reserve your new home today!

## Location

Manston is a quintessential rural village ideally located within easy reach of Thanet's coastal towns of Ramsgate, Broadstairs, Westgate-on-Sea, Margate and Birchington. The historic city of Canterbury is also located within 15 miles of the properties. The neighbouring village of Minster (approx. 2 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, (approx. 3 miles) distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station (currently under construction) will connect with the High Speed rail services to Ashford International and London St Pancras, and is located within 5 miles.

## Ground Floor

### Entrance

Access into the property is via a part glazed composite front door to the entrance hall.

### Entrance Hall

5.23m x 3.30m (17' 2" x 10' 10") There are stairs to the first floor and doors leading off to the lounge, kitchen/dining/family room, utility room and cloakroom/w.c.

### Lounge

7.25m narrowing to 3.86 max x 4.73m (23' 9" narrowing to 12'8" x 15' 6") This triple aspect room features double glazed windows to the front, side and rear of the property. There is a fireplace with a log burner inset.

### Kitchen/Dining/Family Room

6.45m x 5.47m (21' 2" x 17' 11") There are large bi-folding double doors to the rear of the property and double glazed French doors to the side.

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### **Utility Room**

3.31m x 1.89m (10' 10" x 6' 2") There is a door to the garage,

### **Cloakroom/W.C**

1.89m x 1.11m (6' 2" x 3' 8")

## **First Floor**

### **Landing**

4.79m x 3.32m (15' 9" x 10' 11") There are doors leading off to the family bathroom and bedrooms.

### **Master Bedroom**

6.30m x 3.92m extending to 5.48 (20' 8" x 12' 10" extending to 18')

### **Master Bedroom En-Suite**

2.22m x 1.88m (7' 3" x 6' 2") There is a frosted double glazed window to the side of the property.

### **Master Bedroom Dressing Room**

2.22m x 1.53m (7' 3" x 5' 0")

### **Bedroom Two**

5.96m x 5.46m (19' 7" x 17' 11") There are two double glazed dormer windows to the side of the property and a double glazed window to the front.

### **Bedroom Three**

4.74m x 3.84m (15' 7" x 12' 7") There is a dormer window to the rear with farmland views.

### **Bedroom Four**

3.41m x 3.31m (11' 2" x 10' 10") There is a dormer window to the front of the property and a double glazed window to the side.

### **Family Bathroom**

2.70m x 1.92m (8' 10" x 6' 4") There is a double glazed frosted window to the side of the property.

### **Exterior**

#### **Rear Garden**

Garden to be landscaped and will feature a large patio area.

#### **Integral Garage**

5.45m x 5.35m (17' 11" x 17' 7") There is a double glazed window to the front and a glazed upvc door to the rear.

### **Agents Note**

Please note that all room measurements were taken at an early stage of build and will differ to that when the property is build complete.

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Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

2467.85 ft<sup>2</sup>  
229.27 m<sup>2</sup>

**Reduced headroom**

153.90 ft<sup>2</sup>  
14.30 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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