







A delightful and well-presented home set in the heart of the charming rural village of Stelling Minnis. The property offers well laid out accommodation comprising an entrance porch leading to the hallway, a lovely, bright triple-aspect living/dining room, a shower room/WC and an open-plan kitchen with a central island opening to the breakfast room, which features French doors leading to the garden. There is also a rear lobby and an additional WC. Outside, an external staircase leads to an office/occasional bedroom with access to loft storage, complete with a handy WC and basin. A balcony from this level overlooks the beautiful garden. The property sits in just under three-quarters of an acre of garden with complete seclusion. It features a wide variety of plants, shrubs, and mature trees, along with expansive lawns, a sun terrace, and a pond with a seating area. There is also a large timber-framed greenhouse and a generous garden area. The property further benefits from a gravel driveway providing off-road parking and access to a detached garage. EPC RATING - TBC

Guide Price £625,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 2

Bedrooms 2

Bathrooms 1

Parking Driveway parking and detached garage

Heating Oil

EPC Rating TBC

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is situated in the heart of the most sought after village Stelling Minnis, a wonderful location which is designated as an area of outstanding natural beauty with a large area of open "Minnis" or common land, and plenty of areas to enjoy walking, cycling and hacking. The ever popular Rose & Crown pub and the village store/post office is close by. There is a also popular primary school and a bus service which runs through the village. The historic Cathedral City of Canterbury is (Approx 8.5 miles). The Port town of Folkestone (Approx 13.3miles) and town of Ashford have a High Speed service to London. Channel Tunnel terminal is (Approx. 13.3 miles) The M20 connection to the motorway network is (Approx. 7.4 miles)

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Living/Dining room

24' 5" x 12' 1" (7.44m x 3.68m)

Kitchen

15' 1" x 8' 11" (4.60m x 2.72m) Open plan to:

Breakfast room

11' 10" x 10' 6" (3.61m x 3.20m)

Rear lobby

WC

Bedroom one

12' 1" x 11' 10" (3.68m x 3.61m)

Bedroom two

12' 1" x 12' 0" (3.68m x 3.66m)



Shower room/WC

First floor - Accessed via external staircase
Balcony

18' 1" x 7' 3" (5.51m x 2.21m)

Office/occasional bedroom

15' 11" x 14' 1" (4.85m x 4.29m)

Loft storage

29' 5" x 26' 5" (8.97m x 8.05m)

Outside

Gardens

Approximately just under three-quarters of an acre of garden

Driveway and garage

Agent note

We understand that this property is timber frame construction.







Approximate Gross Internal Area (Excluding balcony and Loft Storage) = 116 sq m / 1248 sq ft

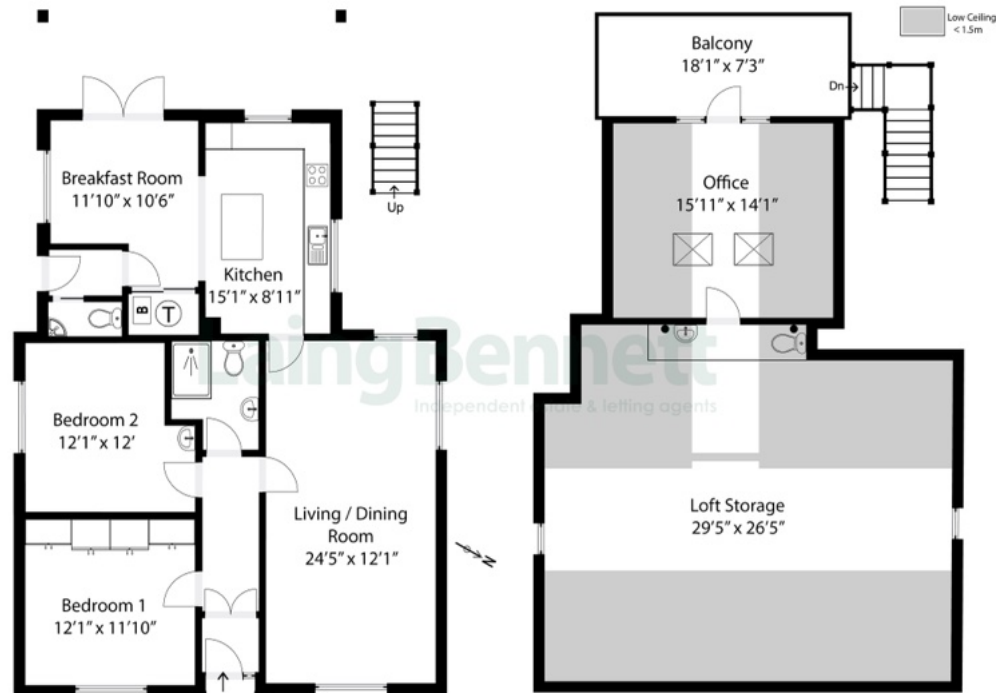


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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