

Laing Bennett

Residential sales



South Point, Stone Street, Stelling Minnis, Canterbury, Kent, CT4 6DF

Guide Price £665,000

EPC RATING: D

Superb
Bungalow
And
Gardens

A superb opportunity to purchase a unique quality home that sits on approximately 3/4 of an Acre. This impressive home is coming to the market for the first time since constructed thirty years ago. The accommodation comprises: Covered entrance, welcoming spacious entrance hall, cloakroom/WC, lovely light and bright double aspect living room with sliding glazed doors leading to rear garden, well fitted out kitchen/breakfast room with room for central dining table, bedroom one and bedroom two enjoying attractive views over the rear garden, bath/shower room, dining room/bedroom three, utility room and WC accessed via the garage and rear garden. Outside: To the front of the property there is a large in and out driveway providing plenty of parking with central lawn and mature trees. Attached garage. Wide access to the side leading to the large rear garden with sun terrace, pond lawn and mature plants shrubs and trees. Stable, workshop, large store and delightful summerhouse. EPC Rating: D



Approximate Gross Internal Area (Excluding Garage) = 131 sq m / 1407 sq ft
Garage = 17 sq m / 183 sq ft
Outbuildings = 53 sq m / 572 sq ft

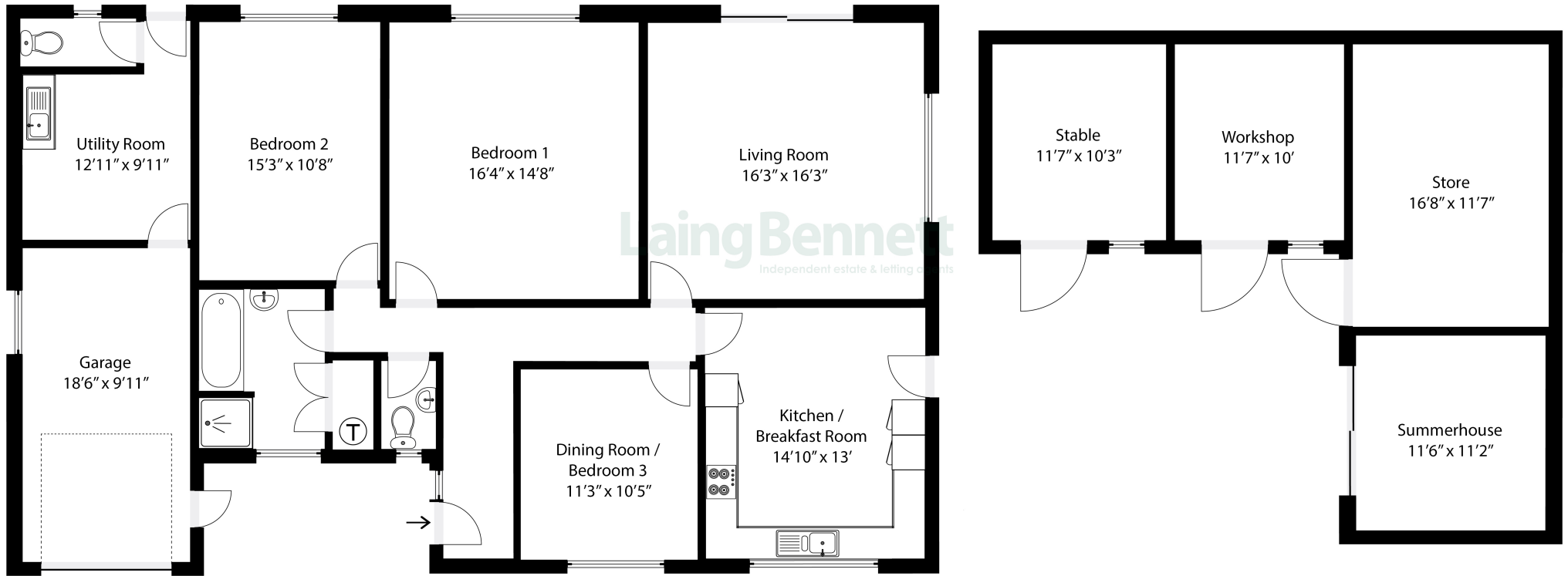


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is conveniently located on the old Roman road called 'Stone Street' backing onto countryside and close to the forest. The road runs between the nearby Cathedral City of Canterbury (9 miles), Hythe and the south coast (8 miles). The village of Stelling Minnis is nearby with post office/general store and Pub. There are some lovely countryside walks and cycle routes close by.

The accommodation comprises

Covered entrance

Entrance hallway

Living room

16' 3" x 16' 3" (4.95m x 4.95m)

Kitchen/breakfast room

14' 10" x 13' 0" (4.52m x 3.96m)

Dining room/bedroom three

11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom one

16' 4" x 14' 8" (4.98m x 4.47m)

Bedroom two

15' 3" x 10' 8" (4.65m x 3.25m)

Shower/bathroom/WC

Cloakroom/WC

Outside

Garage

18' 6" x 9' 11" (5.64m x 3.02m)





Utility room

12' 11" x 9' 11" (3.94m x 3.02m)

WC

Gardens

To the front of the property there is a large in and out driveway providing plenty of parking with central lawn and mature trees. Wide access to the side leading to the large rear garden with sun terrace, pond lawn and mature plants shrubs and trees. STABLE 11' 7" x 10' 3" (3.53m x 3.12m) , WORKSHOP 11' 7" x 10' 0" (3.53m x 3.05m) , LARGE STORE 16' 8" x 11' 7" (5.08m x 3.53m) and delightful SUMMERHOUSE 11' 6" x 11' 2" (3.51m x 3.40m)

Garage and impressive in and out driveway

18' 6" x 9' 11" (5.64m x 3.02m)

Heating

Oil









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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