

**3 Minnis Green, Stelling Minnis, Canterbury, Kent, CT4 6AA**

**Guide Price £350,000**

**EPC RATING: D**

**Superb  
Village  
Home**

A well presented three bedroom home situated in the heart of this most sought after village overlooking the village green Accommodation comprises: entrance hall, living room, The impressive 'hub of the home' is the kitchen/dining room being ideal for any gathering, be it a weeknight family meal or a celebratory dinner with friends. To the first floor there is a landing, three bedrooms and stylish recently fitted shower room/WC - Outside: Lawn to front and attractive garden to rear, Allocated parking for two vehicles in the communal car park to the rear. New Oil boiler fitted October 2023. EPC RATING = D



### 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 also a 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 hall

##### Living room

16' 8" x 10' 6" (5.08m x 3.20m)

##### Kitchen/Dining room

23' 0" x 8' 4" (7.01m x 2.54m)

#### First floor

##### Landing

##### Bedroom one

12' 6" x 10' 7" (3.81m x 3.23m)



### Bedroom two

10' 8" x 10' 6" (3.25m x 3.20m)

### Bedroom three

8' 8" x 8' 8" (2.64m x 2.64m)

### Shower room/WC

### Outside

### Garden

Sun Terrace - Neatly laid lawn with well stocked border beds - Shed to remain - Pedestrian gate to parking area

### Parking

Allocated parking to the rear of the property for two vehicles

### Agents note

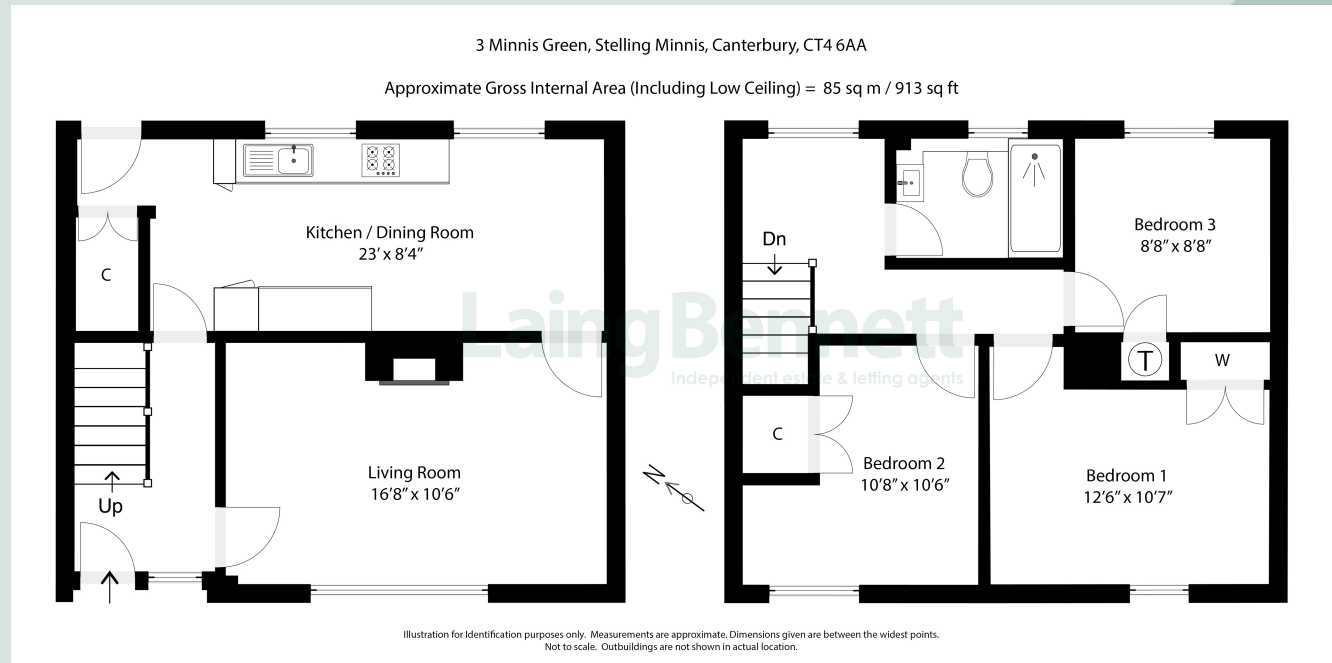
Communal cesspool for properties in the immediate vicinity. There is a charge of £522.09 per annum for sewage disposal

### Council Tax Band

Folkestone & Hythe District Council - Band D

### Heating

Oil - New boiler fitted October 2023





## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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