











A charming spacious four bedroom family home situated in a small desirable development in rural village of Stelling Minnis. This delightful property combines the best of modern living with a traditional village-style exterior and contemporary interior design throughout.

Approached via a five-bar gate onto a gravel driveway, there is ample parking for numerous vehicles and a detached double garage. The accommodation comprises: ground floor - entrance hall with double height ceiling and cloaks cupboard. Opening to a large 39 foot long living/dining room with log burner. The kitchen/breakfast room has a vaulted ceiling with bi-fold doors to the garden and contemporary kitchen cabinets and integral appliances. There is also a garden room, office/family room, WC and utility room. First floor – landing main bedrooms with dressing room and en suite shower room. Second bedroom with en suite, two further double bedrooms and main bathroom. Outside: enclosed by a hedgerow, the landscaped front garden adds to the property's appeal, while the rear garden features a well-maintained lawn and a large patio area, perfect for outdoor entertaining. EPC RATING = C

**Guide Price £950,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 4

**Bathrooms** 3

**Parking** Driveway & detached double garage

**Heating** Gas central heating via communal gas tank supply

**EPC Rating** C





## 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 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 13.3 miles) 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/dining room

39' 2" x 17' 1" (11.94m x 5.21m)

#### Kitchen/breakfast room

19' 0" x 15' 8" (5.79m x 4.78m)

#### Garden room

12' 8" x 12' 3" (3.86m x 3.73m)

#### Office/family room

13' 7" x 11' 3" (4.14m x 3.43m)

#### Utility room

8' 10" x 7' 5" (2.69m x 2.26m)

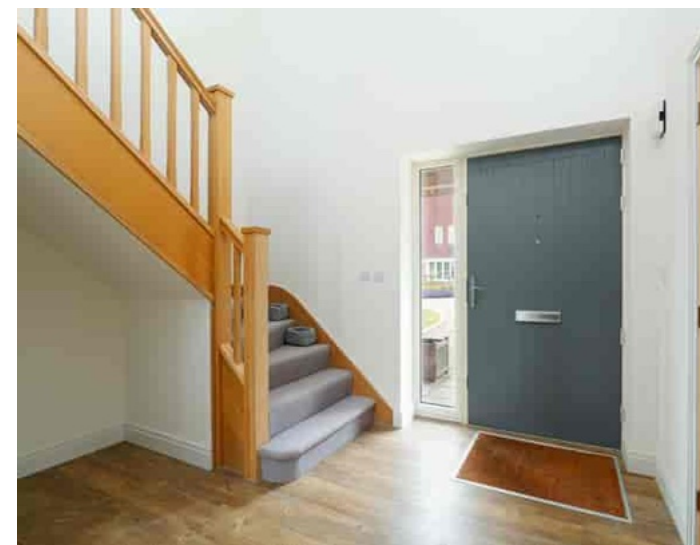
#### WC

### First floor

#### Landing

#### Bedroom one

11' 4" x 11' 3" (3.45m x 3.43m)







**Walk-in wardrobe**

7' 6" x 5' 11" (2.29m x 1.80m)

**Bedroom one en suite shower room**

**Bedroom two**

13' 4" x 12' 4" (4.06m x 3.76m)

**Bedroom two en suite shower room**

**Bedroom three**

12' 3" x 11' 3" (3.73m x 3.43m)

**Bedroom four**

13' 3" x 11' 2" (4.04m x 3.40m)

**Bathroom**

**Outside**

Frontage with gravel driveway

**Detached double garage**

20' 5" x 20' 4" (6.22m x 6.20m)

Rear garden with lawn and large patio

**Drainage**

This development has a communal sewage treatment plant

**Development management charges**

A management company is set up for the communal drainage, administration, gardening and general maintenance of the communal areas. The budget for 2024 is £672.00 per property.









Approximate Gross Internal Area (Including Low Ceiling) = 214 sq m / 2299 sq ft  
 Outbuildings / Garage = 39 sq m / 416 sq ft

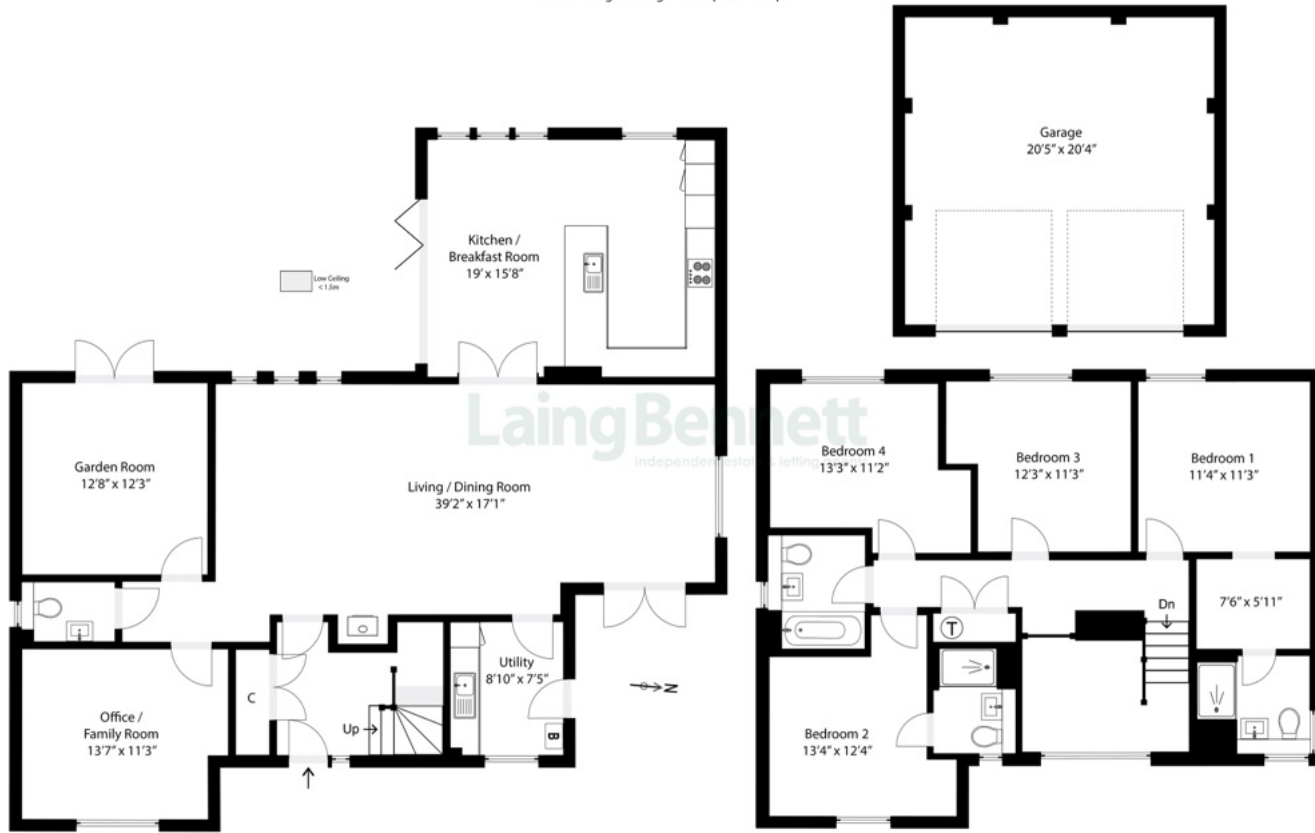
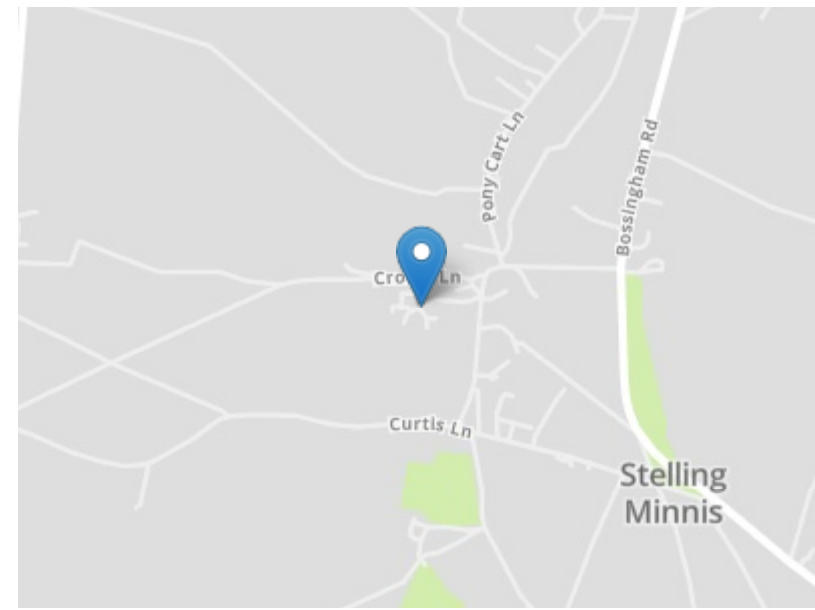


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

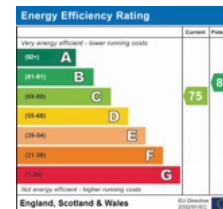
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