







A beautifully presented contemporary three bedroom village home. Lavender Cottage is situated in a charming modern development built by renowned developers 'Rogate' in 2022. Set in the centre of the rural village of Stelling Minnis located between the historic city of Canterbury and the Coastal town of Hythe. The accommodation comprises: ground floor - large open plan reception room; living area with wood burning stove, dining area and stylish kitchen. Two sets of doors open to the patio and garden. Cloakroom with WC and laundry space. First floor – landing, main bedroom with en suite shower room. Two double bedrooms and main bathroom. Outside: an attractive frontage overlooking communal gardens. Allocated parking space and a second space in a cart barn with electric points. Enclosed rear garden with patio, lawn and garden shed. Contact us today to book a viewing on this no onward chain property. EPC RATING = C

**Guide Price £450,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Barn/carport & parking space

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

**EPC Rating** C

**Council Tax** Band D  
Folkestone & Hythe



## 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

Open plan reception room

Living/dining areas

29' 11" x 19' 9" (9.12m x 6.02m)

Kitchen area

11' 7" x 8' 4" (3.53m x 2.54m)

Cloakroom/WC and laundry space

### First floor

Landing





#### **Bedroom one**

11' 9" x 11' 8" (3.58m x 3.56m)

#### **En suite shower room**

#### **Bedroom two**

11' 9" x 11' 2" (3.58m x 3.40m)

#### **Bedroom three**

13' 0" x 7' 6" (3.96m x 2.29m)

#### **Outside**

Communal gardens and pathways

Allocated parking space

Cart barn with electric points and lighting

16' 8" x 10' 0" (5.08m x 3.05m)

#### **Frontage**

Enclosed rear garden

#### **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.

#### **Drainage**

This development has a communal sewage treatment plant







Approximate Gross Internal Area (Including Low Ceiling) = 116 sq m / 1248 sq ft  
 Car Port = 16 sq m / 168 sq ft

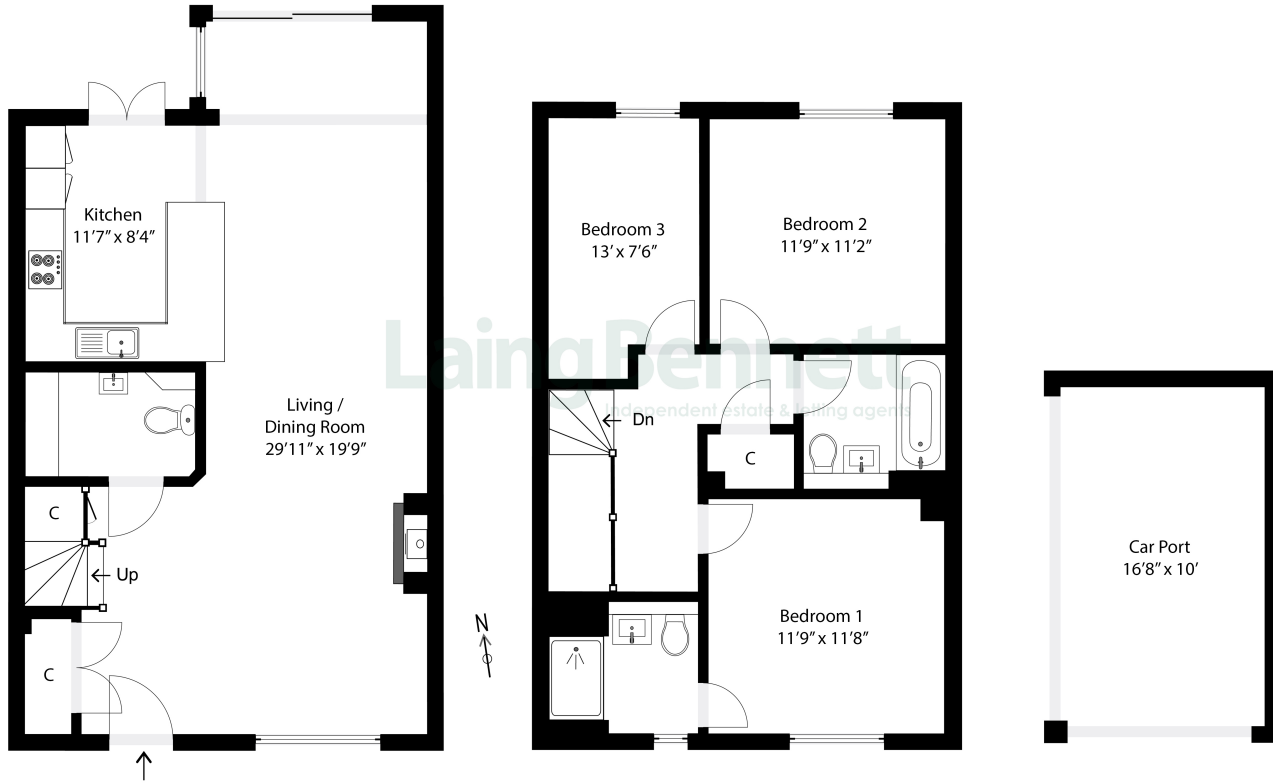
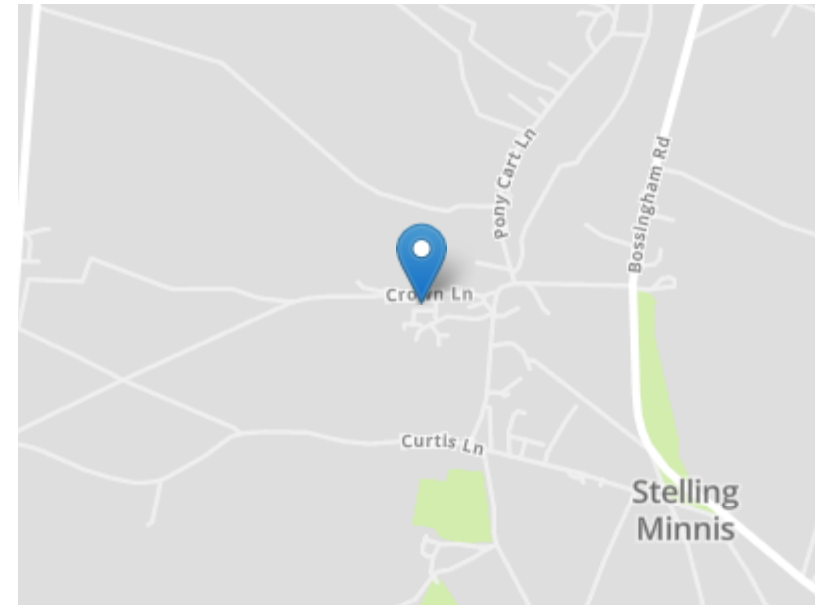


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



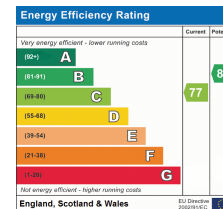
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