



Mace View, Stelling Minnis, Canterbury, Kent, CT4 6AD

Guide Price £725,000

EPC RATING:

Idyllic  
Village  
Home

A rarely available detached home with spacious and adaptable accommodation idyllically tucked away in the heart of 'The Minnis.' The property is set in approximately 3/4 acre of glorious mature well stocked gardens. The property has been under the same family ownership for around 50 years and is now worthy of some updating. Accommodation comprises: Covered entrance, large welcoming hallway, cloakroom/WC, light and spacious triple aspect living room, kitchen with a door to a useful utility room, bedroom three, dining room/bedroom four, bathroom/WC, First floor – Spacious landing, bathroom/WC. Bedroom one, bedroom two, office. Outside – Glorious large gardens wrap around the property with sun terrace, mature plants, shrubs and trees. Garage with store to the rear and driveway parking. EPC Rating: TBC



Approximate Gross Internal Area (Including Low Ceiling) = 174 sq m / 1873 sq ft  
Garage / Outbuilding = 18 sq m / 199 sq ft

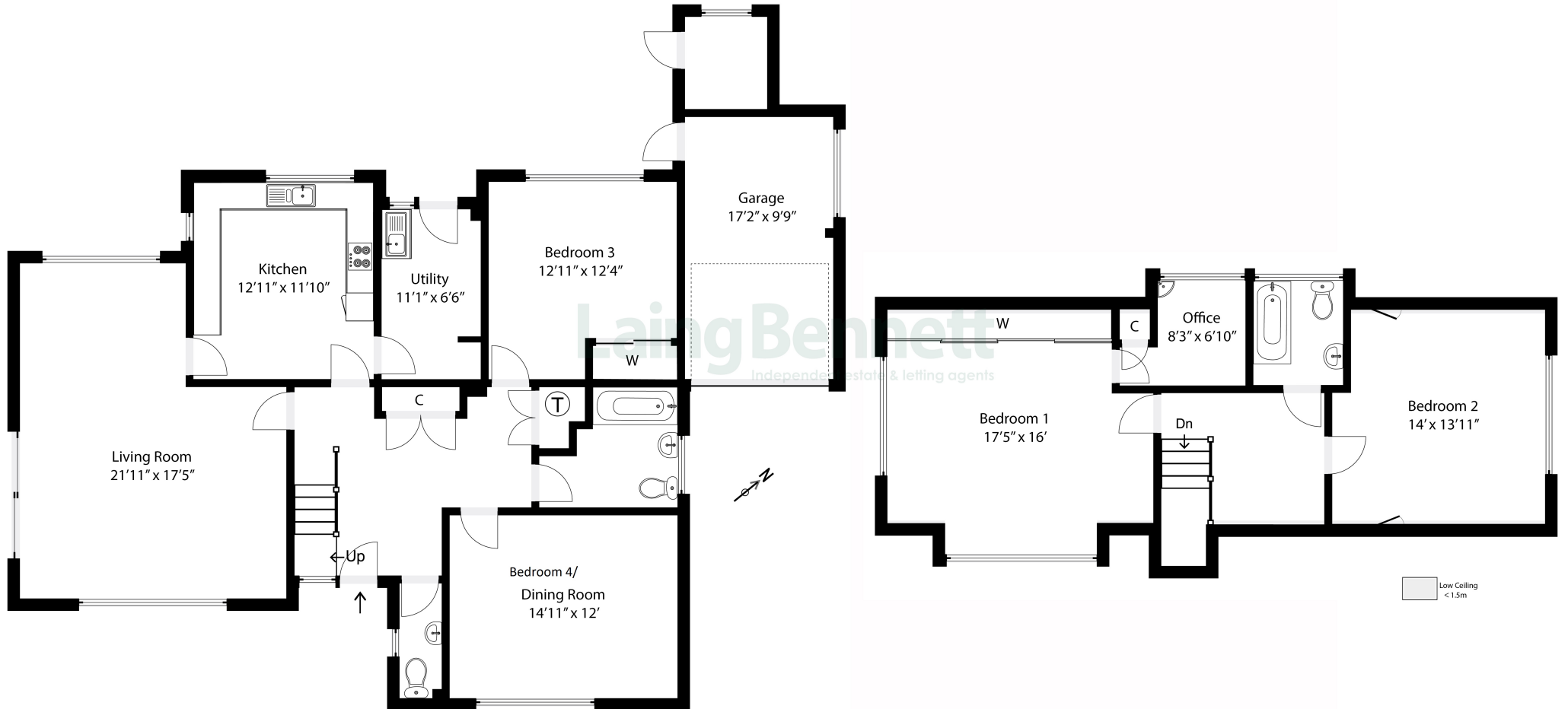


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated in a tucked away position 'off' 'Curtis Lane' in the heart of the village of Stelling Minnis. The village offers amenities including a thriving convenience store and post office, public house and sought after primary school. The city of Canterbury is approximately 8 miles to the north. Junction 11 of the M20 is approximately 6.5 miles to the south. Stelling Minnis surrounded by common land with a wide range of rural walks and open spaces to explore.

## The accommodation comprises

### Ground floor

#### Entrance

#### Entrance hall

#### Cloakroom/WC

#### Living room

21' 11" x 17' 5" (6.68m x 5.31m)

#### Kitchen

12' 11" x 11' 10" (3.94m x 3.61m)

#### Utility

11' 1" x 6' 6" (3.38m x 1.98m)

#### Dining room/bedroom four

14' 11" x 12' 0" (4.55m x 3.66m)

#### Bedroom three

12' 11" x 12' 4" (3.94m x 3.76m)

#### Bathroom/WC

### First floor

#### Landing





### **Bedroom one**

17' 5" x 16' 0" (5.31m x 4.88m)

### **Bedroom two**

14' 0" x 13' 11" (4.27m x 4.24m)

### **Office**

8' 3" x 6' 10" (2.51m x 2.08m)

### **BathroomWC**

### **Outside**

#### **Gardens**

Glorious gardens approximately 3/4 acre. Offering privacy seclusion and tranquility

#### **Garage**

17' 2" x 9' 9" (5.23m x 2.97m)

#### **Storage room**

#### **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](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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