



Millers Lodge, Bossingham Road, Stelling Minnis, Canterbury, Kent, CT4 6AG

EPC Rating =

Guide Price £275,000



Enjoy peaceful country living surrounded by lush countryside in the 'garden of England'. This beautiful garden apartment is surrounded by 124 acres of well-managed common land within the sought-after village of Stelling Minnis. The spacious ground floor apartment has two double bedrooms and a good-sized garden, offering peaceful village living while remaining well-connected to Canterbury and Ashford. The property, with views over the Minnis, boasts its own private entrance. The accommodation consisting of: entrance hall, bright and airy dual aspect living room with wood burner, good-sized kitchen/dining room, two double bedrooms and wet room/WC. Outside: driveway with space for two cars, garden and studio/home office. EPC RATING = TBC

Guide Price £275,000

Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Two off road parking spaces

Heating Electric storage heater and wood burning stove

EPC Rating TBC

Council Tax Band B
Shepway District Council



The accommodation consists of:

Ground floor

Storm porch

Entrance hall

Living room

14' 7" x 14' 2" (4.45m x 4.32m) Opening leading to:

Kitchen/dining room

Dining area

12' 7" x 9' 10" (3.84m x 3.00m)

Kitchen area

8' 2" x 6' 2" (2.49m x 1.88m)

Main bedroom

12' 11" x 10' 0" (3.94m x 3.05m)

Bedroom two

14' 0" x 8' 3" (4.27m x 2.51m)

From dining room:

Inner hallway

Wet room/WC

Outside

Studio

13' 10" x 9' 8" (4.22m x 2.95m) Log-cabin studio

Front

Patio area with well-established borders and wood store

Parking

The apartment has its own off-road parking with room for two cars.

Garden

This apartment enjoys its own garden overlooking the Minnis, with established lawn and borders. There is a garden shed and outside power points.

Lease information

The apartment comes with a 1/3 share of the freehold

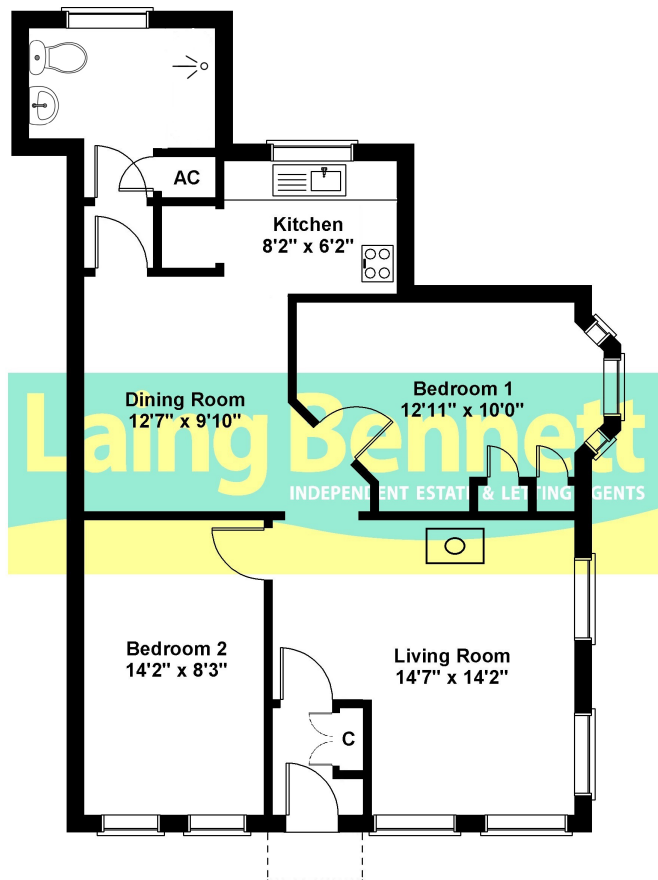
Lease length: 999 year lease from 24/8/93.

Ground rent: TBC

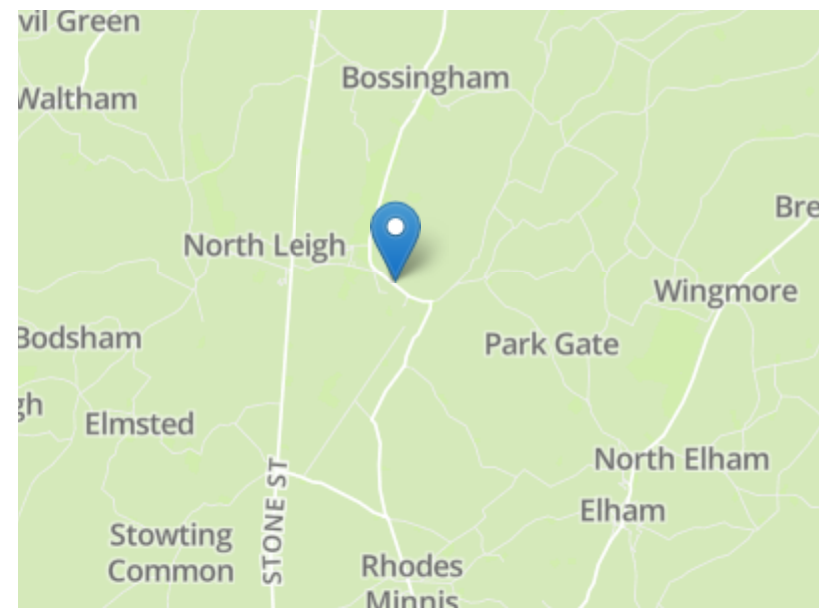
Drainage

There is a shared cesspool with the other two apartments.





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