



Juniper Lodge, Stelling Minnis, Canterbury, Kent, CT4 6AQ

Guide Price £850,000

EPC RATING: E

**Detached
House with
Annexe**

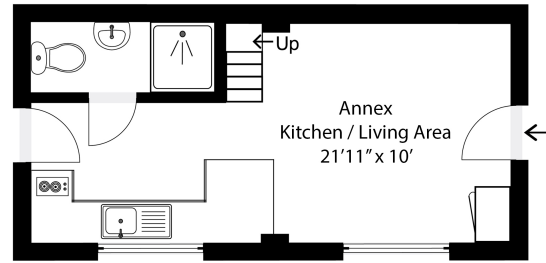
Situated in the charming village of Stelling Minnis, this immaculately presented four bedroom detached residence offers spacious living and an additional annexe, perfect for extended family or guests. The accommodation comprises: ground floor - large galleried reception hall, living room with French doors to the garden, separate dining room perfect for formal meals and entertaining, stylish kitchen/breakfast room with door to the patio. Cloakroom/WC, utility room and outside laundry room. First floor – spacious galleried landing, main bedroom suite with dressing room and shower room. Three double bedrooms and main bathroom with shower and bath. Outside: frontage with established hedges and gravel driveway with ample parking for multiple vehicles and a garage. Established rear garden, large patio with a pergola over and covered bbq area, lawn with mature borders. Annexe with living/kitchen areas, shower room and loft bedroom. This exceptional property combines elegance, functionality, and versatility, making it a perfect family home. Don't miss the opportunity to make this stunning residence your own. Schedule a viewing today to fully appreciate all it has to offer. EPC RATING = E



Approximate Gross Internal Area (Including Low Ceiling) = 176 sq m / 1891 sq ft

Garage = 16 sq m / 175 sq ft

Annex = 30 sq m / 328 sq ft



Low Ceiling
< 1.5m

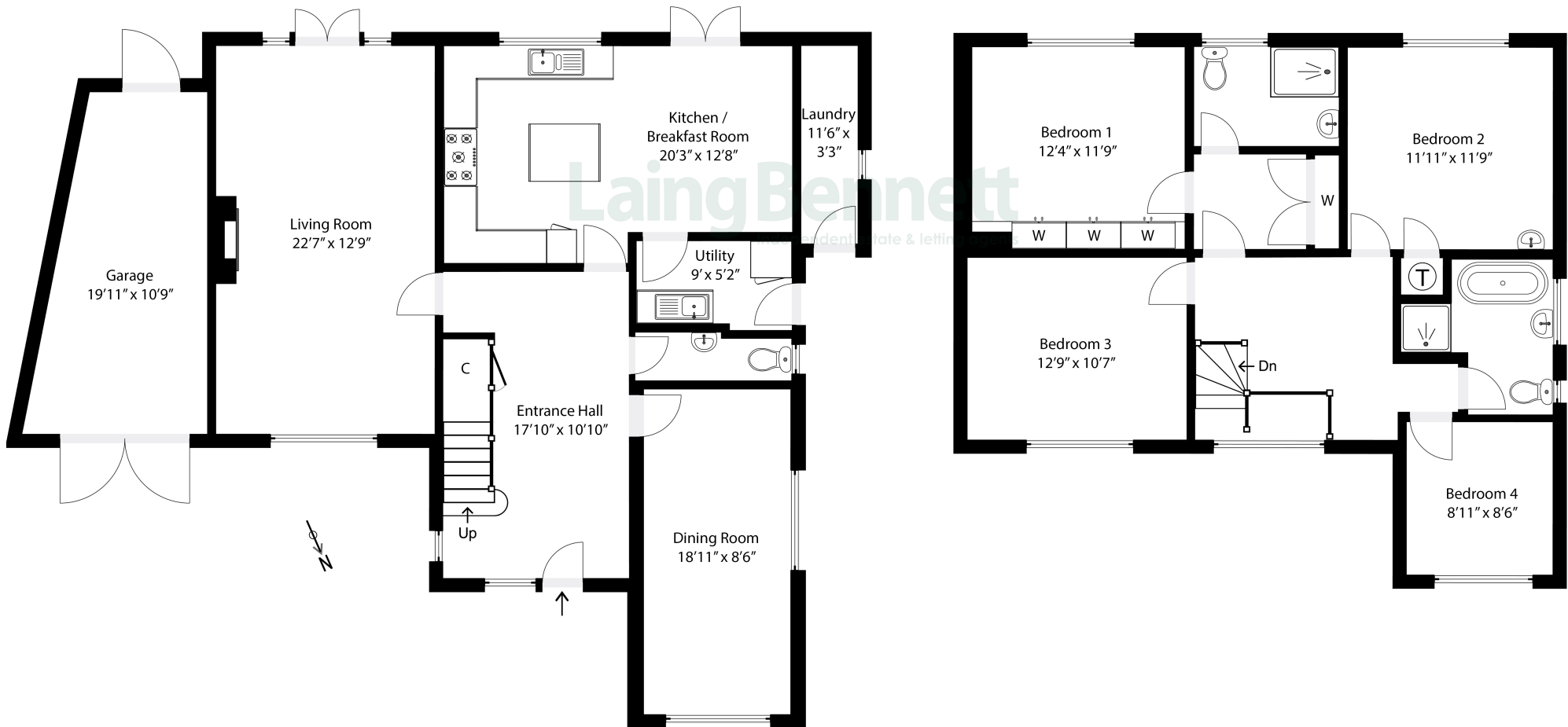


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated in 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 also 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

Reception hall

17' 10" x 10' 10" (5.44m x 3.30m)

Living room

22' 7" x 12' 9" (6.88m x 3.89m)

Kitchen/breakfast room

20' 3" x 12' 8" (6.17m x 3.86m)

Utility room

9' 0" x 5' 2" (2.74m x 1.57m)

Cloakroom/WC

Dining room

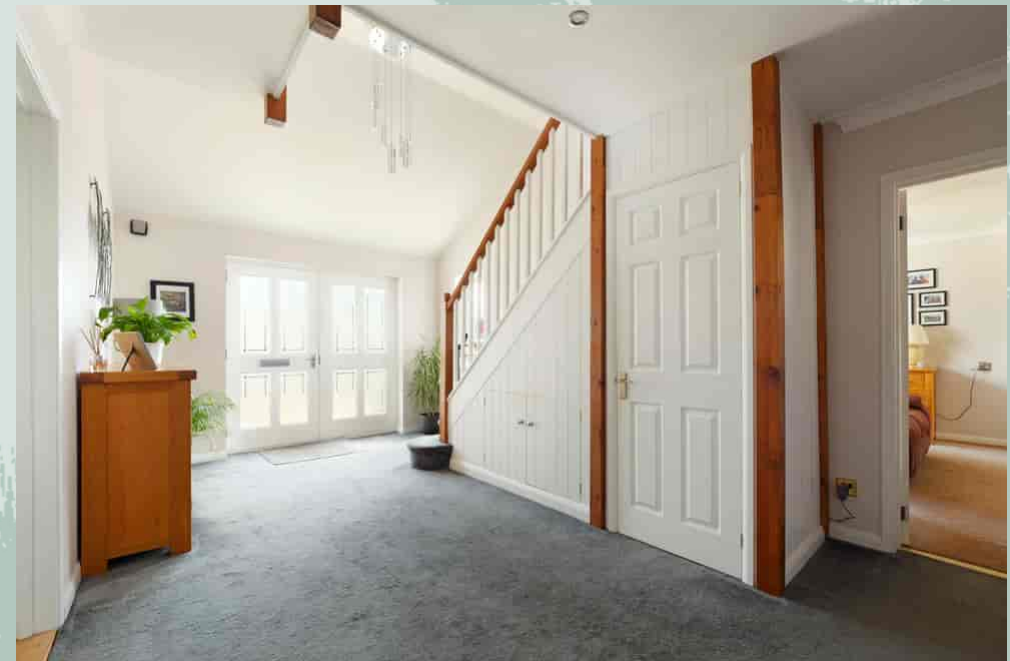
18' 11" x 8' 6" (5.77m x 2.59m)

First floor

Galleried landing

Bedroom one

12' 4" x 11' 9" (3.76m x 3.58m)





Dressing room

En suite shower room

Bedroom two

11' 11" x 11' 9" (3.63m x 3.58m)

Bedroom three

12' 9" x 10' 7" (3.89m x 3.23m)

Bedroom four

8' 11" x 8' 6" (2.72m x 2.59m)

Bathroom

Outside

Frontage with established hedges and gravel driveway with ample parking for multiple vehicles

Garage

19' 11" x 10' 9" (6.07m x 3.28m) at widest points

Annex Kitchen/living room

21' 11" x 10' 0" (6.68m x 3.05m)

Annex Loft bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

Laundry room

11' 6" x 3' 3" (3.51m x 0.99m)

Rear garden

Drainage

Cesspool

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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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