



Estovers, Curtis Lane, Stelling Minnis, Canterbury, Kent, CT4 6BT

Guide Price £725,000

EPC RATING: C

Wonderful
Family
Home

Escape the rat race and live the good life! A rare opportunity to acquire a deceptively spacious four-bedroom detached house in the beating heart of the Kent downs. Situated on a quaint country lane in the sought after village of Stelling Minnis. This idyllic retreat offers capacious living space; perfect for families and those that love to entertain. Upstairs, enjoy wonderful views across the rolling countryside, each bedroom possesses its own en suite! Outside there is parking for several vehicles, a double garage and a delightful rear garden with direct access to the Minnis. The garden room would make an ideal home office, or studio, either way you certainly won't be short on inspiration, with large windows allowing you to spy on nature. Accommodation comprises: Ground floor- Entrance hall, living room, dining room, kitchen/breakfast room, family room, utility, shower room and WC. First floor - Bedroom one with en suite bathroom and three further bedrooms all with their own en suite shower room. Outside - Driveway with parking for several vehicles, double garage, garden room and enclosed rear garden. EPC RATING = C



Approximate Gross Internal Area = 251 sq m / 2701 sq ft
Garage = 23 sq m / 250 sq ft

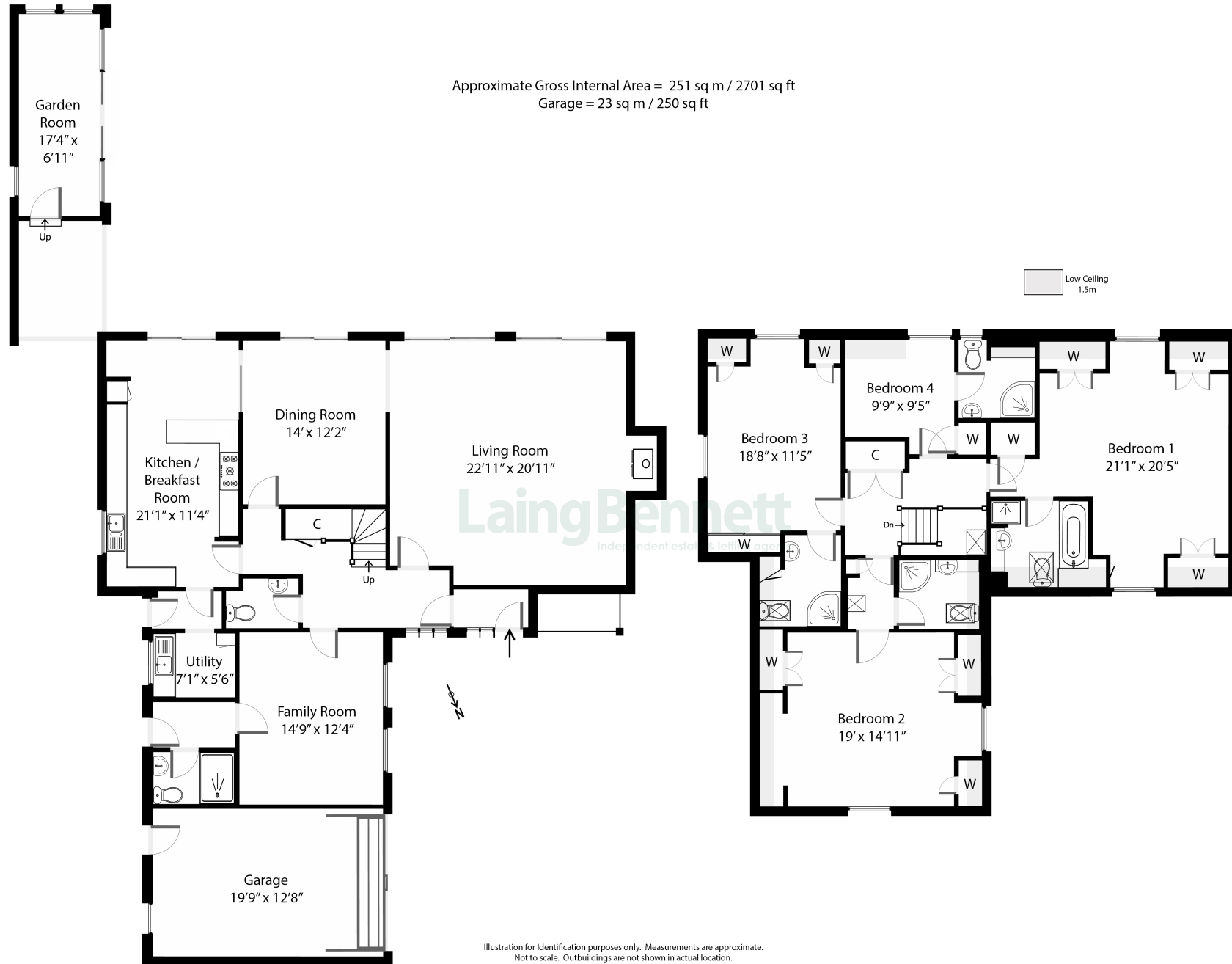


Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated on a quaint country lane in the centre of Stelling Minnis. It is a short stroll to the amenities the village has to offer, these include a post office, shop, pub, church, active village hall community (including art, pilates and local history groups etc.) and public transport. There is an excellent local primary school and the village is within the catchment area of a number of highly-rated secondary schools. The village also houses a Grade 1 listed windmill, where you can enjoy afternoon tea on Sundays.

The 'Minnis' of Stelling Minnis is 124 acres of ancient common land, rich with wildlife. There is an abundance of walks, cycle routes and bridle paths surrounding this idyllic residence. Nestled between the magnificent Kent coastline and the historic City of Canterbury, it is a rare gem to find such a tranquil oasis not a far distance from everything. The bus route to Canterbury (7 miles) & Hythe (9 miles).

Property summary

Let the worries of the day melt away as you approach this stunning country home. Set delicately back from the lane, it boasts wonderful views from every room over the Minnis, countryside and enchanting garden.

To the ground floor the property has a spacious porch, the perfect place to store your wellies and coats after those countryside rambles. The entrance hall leads to a most impressive living room with a wood burning stove and two sets of sliding patio doors leading to the exterior sun terrace allowing natural sunlight to bathe the room. A wide walk-through opening leads through to the dining room and sliding double doors lead through to the kitchen/breakfast room, which is a delightful double aspect room with wood flooring and further sliding patio doors leading to the sun terrace. The kitchen is well fitted, incorporating a space for a Calor gas cooking range with extractor canopy over plus space and plumbing for a dishwasher. Beyond there is a rear lobby with door leading to the exterior to the side and utility room. The family room gives access to a contemporary shower room and door to side access. Additionally to the ground floor is a separate WC. To the first floor there are four well-proportioned bedrooms each offering built in wardrobes space and en suite facilities – wonderful for modern family living; no more arguments over the bathroom!

To the exterior of the property the gravelled driveway offers plenty of off road parking with hedge borders and a covered log store. There is a pedestrian gate to one side leading to a paved area and to the other a wide access gate leading to a gravel area. The useful double garage has power, light and electric door.

The rear garden boasts a delightful sun terrace spanning the entire width of the property with a grapevine covered pergola. The perfect place to dine al fresco, or simply unwind with a good book and soak up the rays. The well secluded garden is mainly laid to lawn, well stocked beds, shrubs and trees. A substantial studio/garden room sits attractively within the garden with light and power laid on, two sets of sliding patio doors and a covered area to one side. There is a further sun terrace and path which leads to the far end of the garden with a gate leading directly out onto the Minnis.





The accommodation comprises

Ground floor

Entrance

Entrance hall

WC

Living room

22' 11" x 20' 11" (6.99m x 6.38m)

Dining room

14' 0" x 12' 2" (4.27m x 3.71m)

Kitchen/Breakfast room

21' 1" x 11' 4" (6.43m x 3.45m)

Utility room

Family room

14' 9" x 12' 4" (4.50m x 3.76m)

Ensuite

First floor

Landing

Bedroom one

21' 1" x 20' 5" (6.43m x 6.22m)

Bedroom one ensuite

Bedroom two

19' 0" x 14' 11" (5.79m x 4.55m)

Bedroom two ensuite

Bedroom three

18' 8" x 11' 5" (5.69m x 3.48m)

Bedroom four ensuite

Bedroom four

9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom four ensuite

Outside

Driveway

Integral garage

19' 8" x 12' 8" (5.99m x 3.86m)

Garden room

17' 4" x 6' 11" (5.28m x 2.11m)

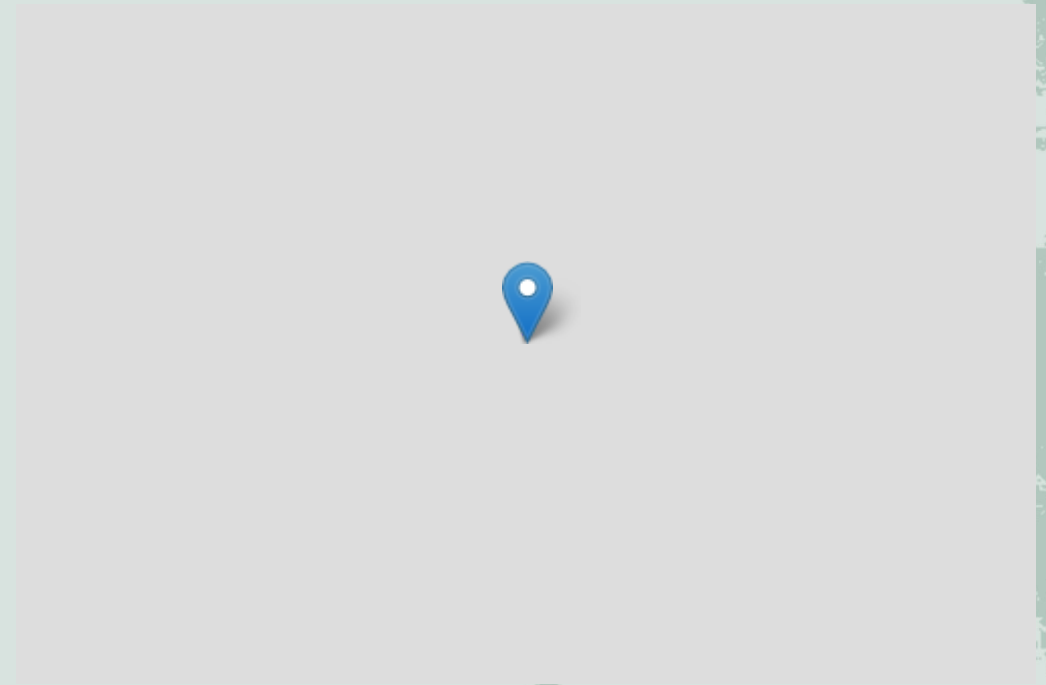
Rear garden

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


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	73	73
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC 	



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