



The Street, Staple, Canterbury







Orchard Lea

The Street Staple, Canterbury Kent, CT3 1LN

4.5 miles Sandwich
11 miles Deal

9 miles Canterbury
12 miles Ramsgate

Description

Ground Floor

- Entrance Hall
- Lounge
27'3 x 23'0
(8.31m x 7.01m)
- Dining Room
23'4 x 12'11
(7.11m x 3.94m)
- Study
18'5 x 9'10
(5.61m x 3.00m)
- Store
9'10 x 4'7
(3.00m x 1.40m)
- Kitchen/Breakfast/Family
Room
28'11 x 26'11
(8.81m x 8.20m)
- Utility Room
13'1 x 8'11
(3.99m x 2.72m)
- Cloakroom
- Dog/Cycle Store
8'11 x 8'0
(2.72m x 2.44m)

- Master Bedroom
29'1 x 13'9
(8.86m x 4.19m)
Access to covered
balcony
- Walk-in Wardrobe
- En-suite Bathroom
- Bedroom
16'7 x 14'10
(5.05m x 4.52m)
- En-suite Shower Room
- Bedroom
16'7 x 14'5
(5.05m x 4.39m)
- Walk-in Wardrobe
- En-suite Bathroom

External

- Gardens -
Wrap around the property
with lawns, trees and a
driveway providing ample
parking
- Double Garage
21'2 x 20'1
(6.45m x 6.12m)
- Workshop
20'1 x 13'3
(6.12m x 4.04m)

First Floor

- Landing





Property

A stunning modern architect designed home boasting nearly 5000 square feet (including the outbuilding) and occupying a generous plot and set in the rural and much sought-after village of Staple. The property was built in 2010 by the present owner to provide spacious and well-designed social living accommodation with great views over the garden and countryside.

Entered via a spacious hallway with a galleried landing leading to a vast contemporary style open-plan well-equipped kitchen/living area with lovely views over the garden. There is a separate triple aspect family living room with log-burner, a study, a dining room, boiler room, cloakroom, utility room and boot room.

On the first floor, there is an extremely large master bedroom with en-suite bathroom and dressing room, which has been designed so that it could be remodelled to convert into two or potentially three rooms, if required. There are two further very large double bedrooms with contemporary styled en-suites.

Externally, the property has a good-sized garden surrounded by countryside with lawns, mature trees, driveway, double garage/workshop with storage over and ample parking.

Staple has a village hall, a church and a public house, whilst further amenities are found in both nearby villages; Wingham and Ash. The Cathedral City of Canterbury is approximately 9 miles away where you will find a variety of shopping, dining, cultural and recreational facilities, as well as a number of highly regarded schools in both the public and private sectors including grammar schools. The Cinque Port town of Sandwich is approximately 4.5 miles way and is home to Royal St. Georges Golf Club venue for the occasional open.



Our Time Here

We absolutely loved the peace and tranquillity of the area. Staple is a lovely little village with a friendly community yet quiet atmosphere, and we were keen to live here. The property was initially a bungalow and with relevant permissions, we were able to transform the property into the wonderful house that stands here today.

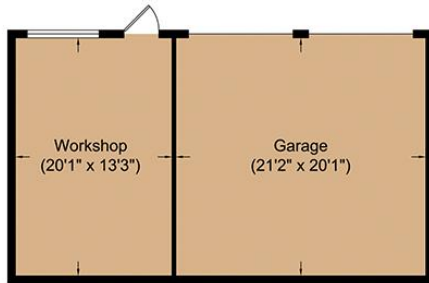
The house itself is large and spacious; the ideal place for entertaining with family and friends. We regularly hold coffee mornings and parties, and it doesn't matter how many people you invite, as it never feels crowded here. There is plenty of off-road parking too, which is especially useful when you have visitors.

Orchard Lea is in a perfect position, central to the village and all the amenities locally while, at the same time, surrounded by country walks. From the house you can walk through fields and woodlands for miles without ever crossing a main road. The community here is good, with a great pub up the road that serves really good food and holds a monthly quiz. There are also quizzes and regular events at the village hall, and a very large country fair on the playing fields every June.

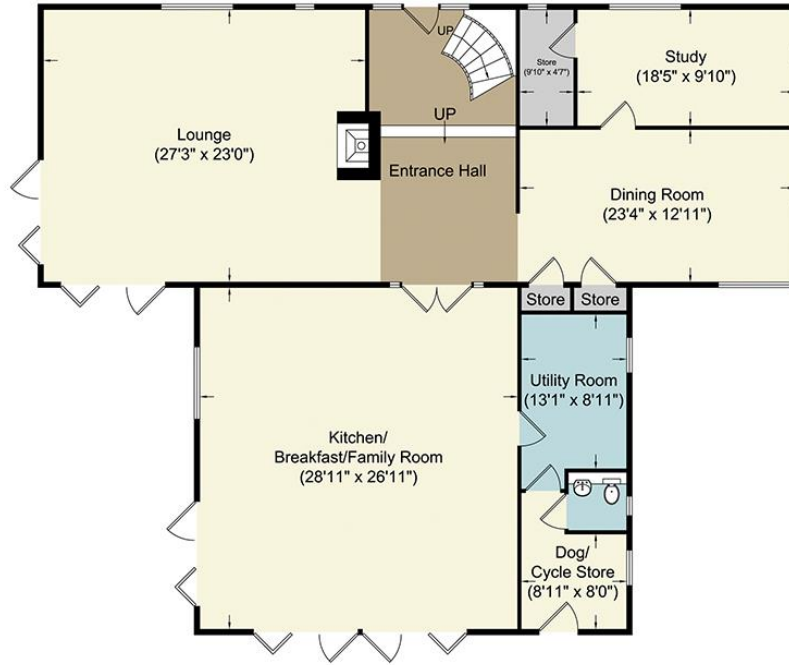
There are bus services in the nearby villages of Wingham & Ash, and trains from Aylesham (just a 10 minute drive away), which is on the fast route to London and/or Dover. We're also close to the A2, so we have great accessibility to anything we could possibly need, and yet in a lovely, quiet position in the countryside.

We are lucky enough to have the opportunity to build another house in the village, which is our reason to sell. We love living here and wouldn't leave the area at all.

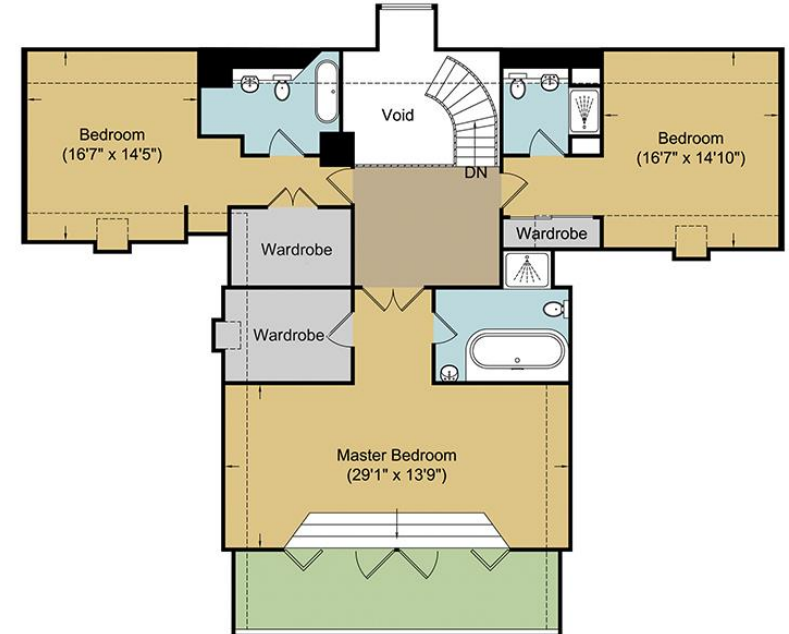




Outbuilding
Approximate Floor Area
698.68 sq. ft.
(64.91 sq. m)



Ground Floor
Approximate Floor Area
2526.18 sq. ft.
(234.69 sq. m)





First Floor
Approximate Floor Area
1764.42 sq. ft.
(163.92 sq. m)

TOTAL APPROX FLOOR AREA 4989.28 SQ. FT. (AREA 463.52 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Total area includes outbuilding.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Important Notice:
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing
Strictly by appointment with Miles and Barr
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Saturday: 9.00am – 5.00pm
Sunday: 11.00am-3.00pm



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