



The Street, Staple, Canterbury







Somersham Cottage

The Street, Staple
Canterbury, Kent, CT3 1LN

5.5 miles Sandwich
12 miles Ramsgate

9 miles Canterbury
13 miles Dover

Description

Ground Floor

- Entrance Hall
- Family Room
16'0 x 14'11
(4.88m x 4.55m)
- Living Room
20'6 x 19'11
(6.25m x 6.07m)
- Dining Room
(L-Shaped)
26'4 x 26'2
(8.03m x 7.98m)
- Kitchen/
Breakfast Room
18'3 x 17'1
(5.56m x 5.21m)
- Larder
- Utility Room
- Cloakroom
- Snooker Room
23'9 x 19'0
(7.24m x 5.79m)

- Bedroom
20'6 x 20'2
(6.25m x 6.15m)
- En-suite
Bathroom
- Bedroom
15'5 x 13'8
(4.70m x 4.17m)
plus built-in
wardrobe)
- En-suite
Bathroom
- Bedroom
13'6 x 12'11
(4.11m x 3.94m)
- En-suite
Bathroom
- Bedroom
13'6 x 10'6
(4.11m x 3.20m)
plus walk-in
wardrobe)
- En-suite
Bathroom

External

- Front/Driveway
- Rear Garden
- Woodland

First Floor

- Landing





Property

This outstanding four bedroom detached family home sitting on approximately 1.5 acres of land is coming to the market for the first time. Measuring just over 4,400 square feet internally the rooms are versatile and well proportioned.

Set back from the road in a small private development is this grand, potten framed family home. In brief, internally the property throughout the ground floor benefits from underfloor heating and offers a large, spacious hallway entrance, utility room with downstairs WC, snooker room, television room, further reception room boasting stunning fireplace and vast open plan kitchen/dining/family room.

The first floor presents a wide and spacious landing with four double bedrooms, all benefiting from their own modern en-suite facilities.

Externally, there is off street parking for numerous cars to the front with a beautifully presented rear garden, laid to lawn and separated into two sections. Off the rear of the garden is a stunning woodland, included in the sale and all under the same title.



Location

Situated in the village of Staple, which has a village hall, church and 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 wide 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 5.5 miles away and is home to Royal St. Georges Golf Club venue for the occasional open and also has a number of its own amenities.





GROUND FLOOR
APPROX. FLOOR
AREA 2426 SQ.FT.
(225.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1723 SQ.FT.
(160.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4149 SQ.FT. (385.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	88
(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		



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

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