

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)
- Boiler Room

## First Floor

Landing

- 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



# 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.





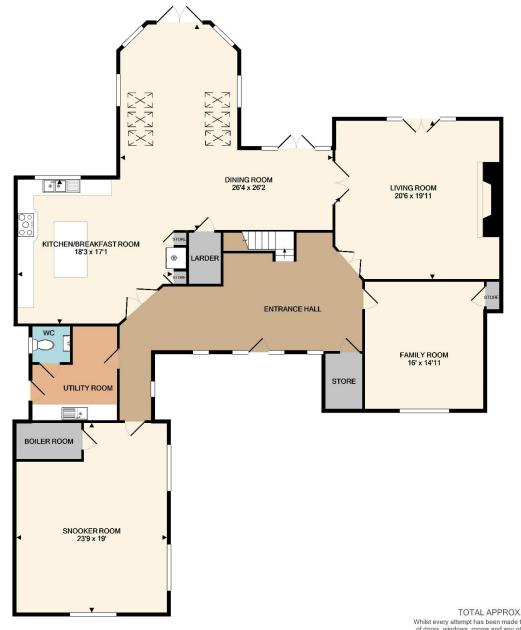
# Location

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.











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

GROUND FLOOR APPROX. FLOOR AREA 2426 SQ.FT. (225.4 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 Made with Metropix ©2021





		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			

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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## **Opening Hours**

Monday to Friday: 8.30am – 6.00pm Saturday: 9.00am – 5.00pm





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