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# Kilndown Place, Stelling Minnis, Canterbury

## Asking Price £950,000



Situated on the outskirts of the charming village of Stelling Minnis, this exquisite detached house in Kilndown Place offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat.

The house boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, making it easy to host gatherings or enjoy quiet evenings at home. The layout of the property ensures that there is plenty of natural light throughout, enhancing the overall sense of space.

The kitchen/dining room is a real treat with a modern fully equipped kitchen including central island with breakfast bar and two sets of Bi-folding doors, making it the perfect place to entertain and enjoy the garden. In addition, there is a useful utility room, which provides additional storage and plumbing for washing machine and tumble dryer.

With three modern bathrooms, including en-suite facilities, this home caters to the needs of a busy household, ensuring convenience and privacy for all family members. The thoughtful design and quality finishes throughout the property reflect a commitment to comfort and style.

There is a generous blocked paved driveway which offers ample parking and leads to a detached double garage for additional parking and storage in the eves.. The outdoor space surrounding the house provides a lovely environment for children to play or for adults to unwind in the fresh air. The southernly aspect garden is a real delight with a wild flower garden, large patio area for entertaining and backs onto open countryside.

Stelling Minnis includes a local pub, primary school, a windmill and a village store for any immediate needs. Golfing enthusiasts can play at the Roundwood Hall Golf Club along Stone Street or go further afield to Etchinghill or Sene Valley in Hythe. There are also excellent state and private educational facilities in Canterbury, Folkestone, Dover and Ashford.

Canterbury offers a wide range of cultural, sporting and recreational amenities, and a good range of educational facilities, both in the independent and state sectors.

The A2 provides direct dual carriageway access onto the motorway network and Canterbury West station provides High Speed services to London St Pancras in under an hour. Alternatively, Ashford International is within 11 miles, offering services to London St Pancras in 38 minutes. The area has good access to the Continent.

Remainder of a 10 year NHBC so approx 6 + years.

SERVICE CHARGE £458.71, which includes the sewage plant.

Services - Mains water, communal sewage plant, LPG gas and electric

Heating - LPG Gas Central Heating, with under floor heating to the ground floor

Solar Panels with battery system

Broadband - G16mb to 1800mb

Mobile Phone coverage - Poor - Good

Low Flood risk



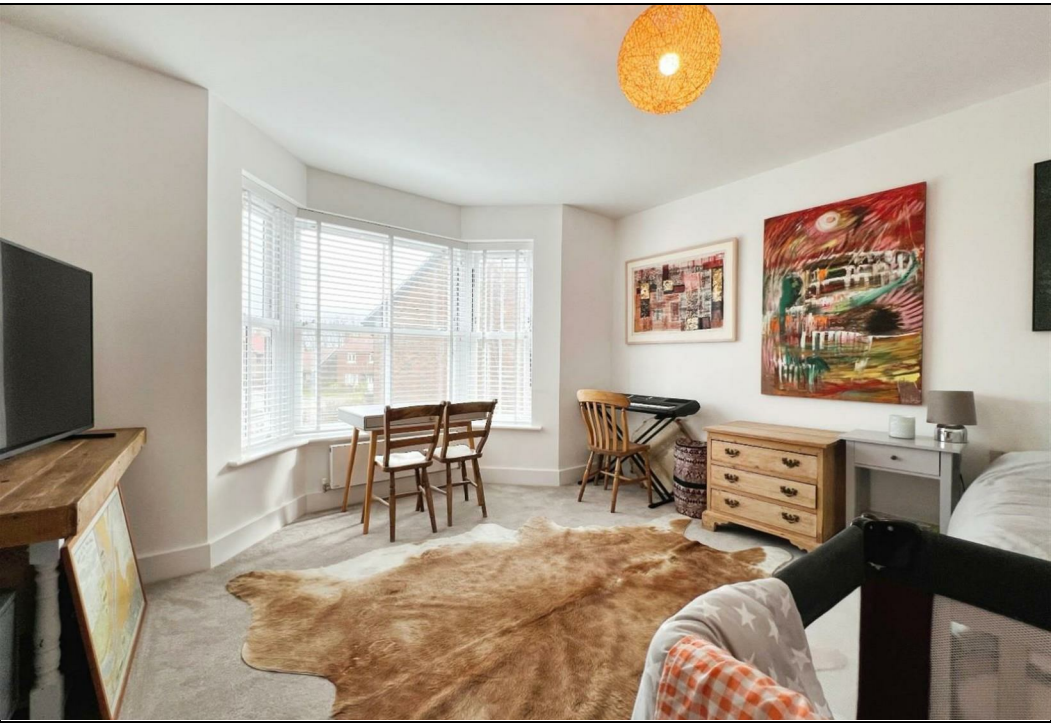
- STRIKING DETACHED GEORGIAN STYLE FAMILY HOME
  - IMPRESSIVE KITCHEN/DINING ROOM WITH BI-FOLDING DOORS
  - TWO FURTHER RECEPTION ROOMS WITH LOG BURNING STOVES
  - TWO EN SUITES AND FAMILY BATHROOM
  - CLOAKROOM AND UTILITY ROOM
  - DETACHED DOUBLE GARAGE
  - LARGE DRIVEWAY OFFERING AMPLE PARKING
- PRIVATE GARDENS BACKING ONTO COUNTRYSIDE
  - THIRD OF AN ACRE PLOT
  - SOUGHT AFTER LOCATION











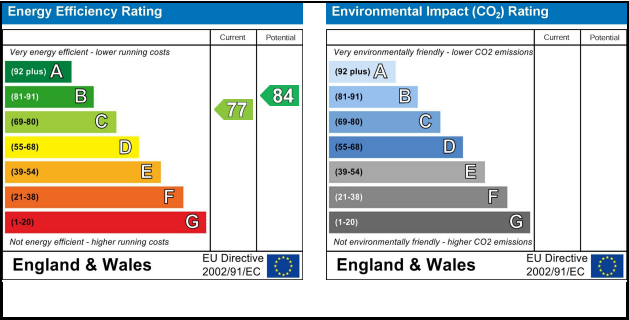
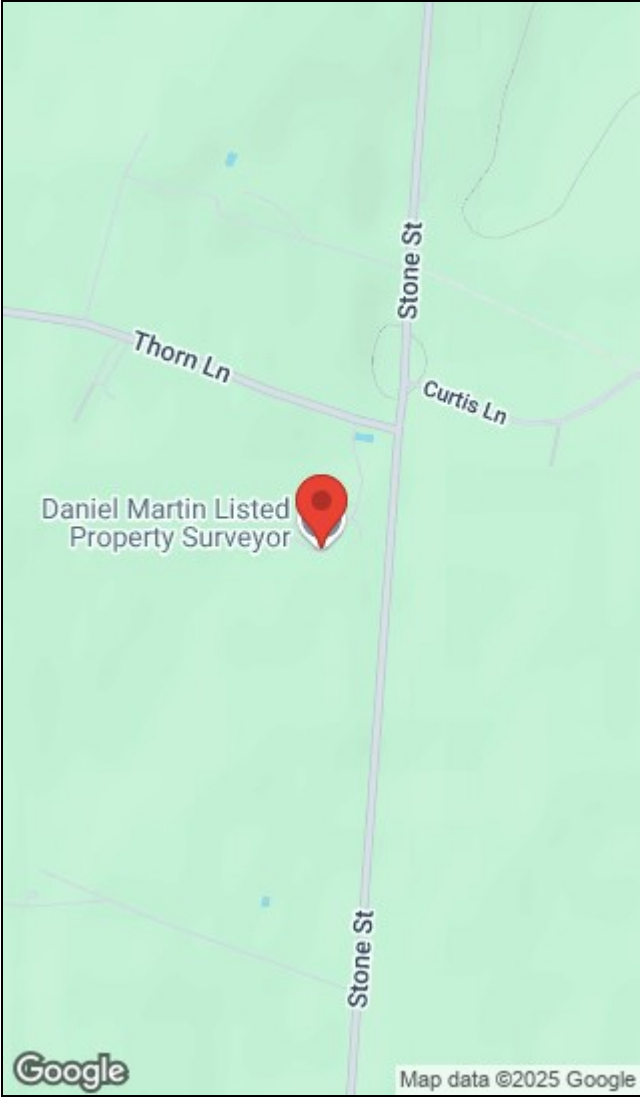
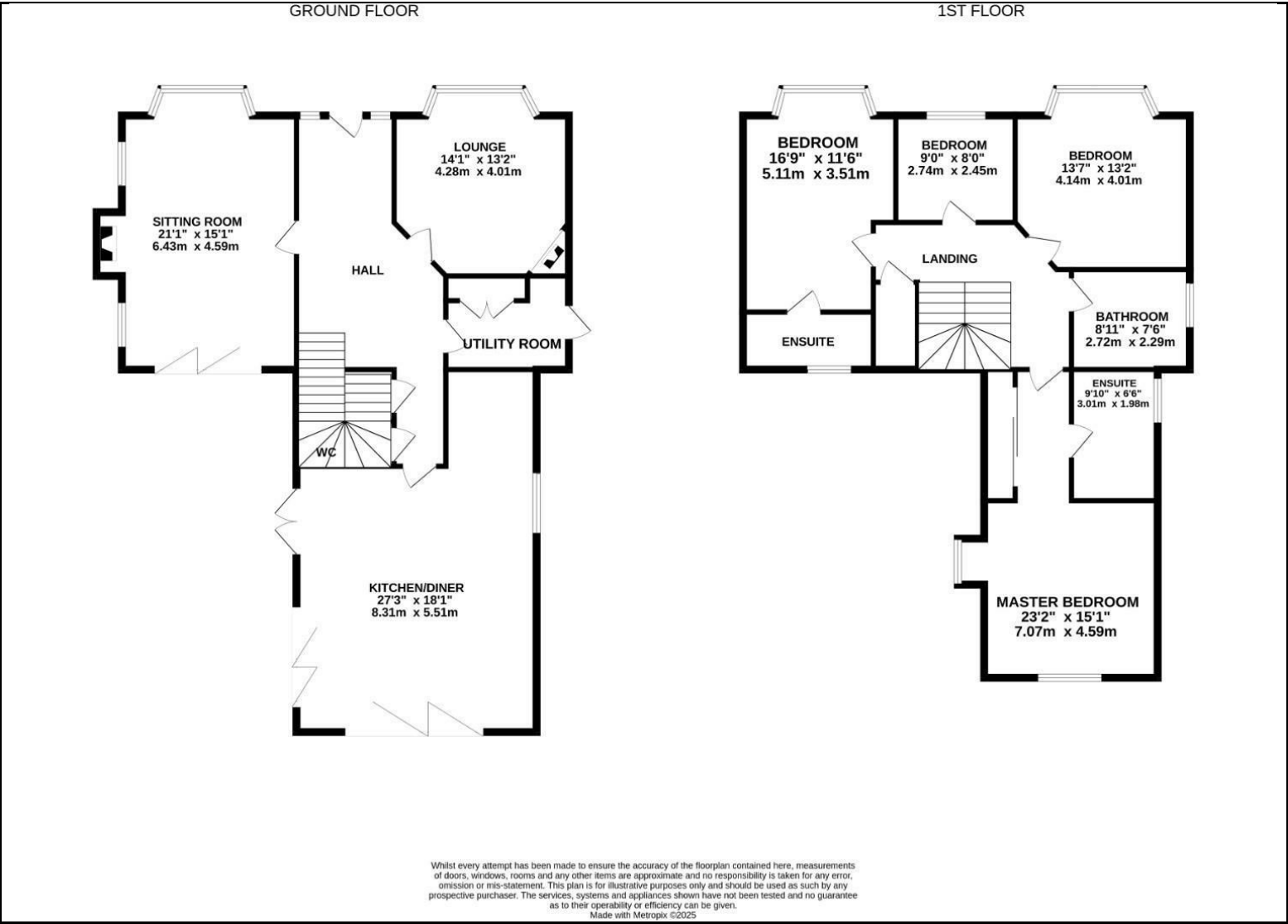












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