



Corner Cottage, Fleming Road, Staple

Guide Price £600,000

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## Corner Cottage, Fleming Road, Staple

Our clients have created a beautiful home that blends period style with modern living effortlessly located in the rural village of Staple on the outskirts of Canterbury and Sandwich.

Formally two dwellings, this detached home has been modernised in recent years preserving the character of the period era whilst providing superb up-to-date facilities, giving an incoming purchaser very little to do in the way of maintenance and lots to enjoy in terms of a quality spacious family accommodation.

**Internally** - The principal accommodation is spread over two floors with the front door located to the right-hand side which opens into the generous size sitting room that boasts, oak wood floor, a log burning stove and French doors opening out the gardens. The lounge is located at the front which also has a log burning stove for maximum family comfort. The real heart of the house is the kitchen/ breakfast room which has recently been fitted boasting a good range of matching wall and base units, as well as built in quality appliances, quartz worktops and the Rangemaster cooker fits perfectly into the chimney alcove. The room also has wooden floor covering and flows nicely to the front dining room.

**Upstairs** - in total there are Four bedrooms: Two large bedrooms to the front, and two smaller bedrooms to the rear. The master bedroom enjoying en-suite facilities and there is also a separate luxurious family bathroom.

**Externally** - the property has off road parking and EV charger. The rear garden has been beautifully landscaped and extends to a little over 100 x 50 feet, mainly laid to lawn it enjoys a delightful terrace whilst the garden is planted with an extensive range flower beds and shrubs.





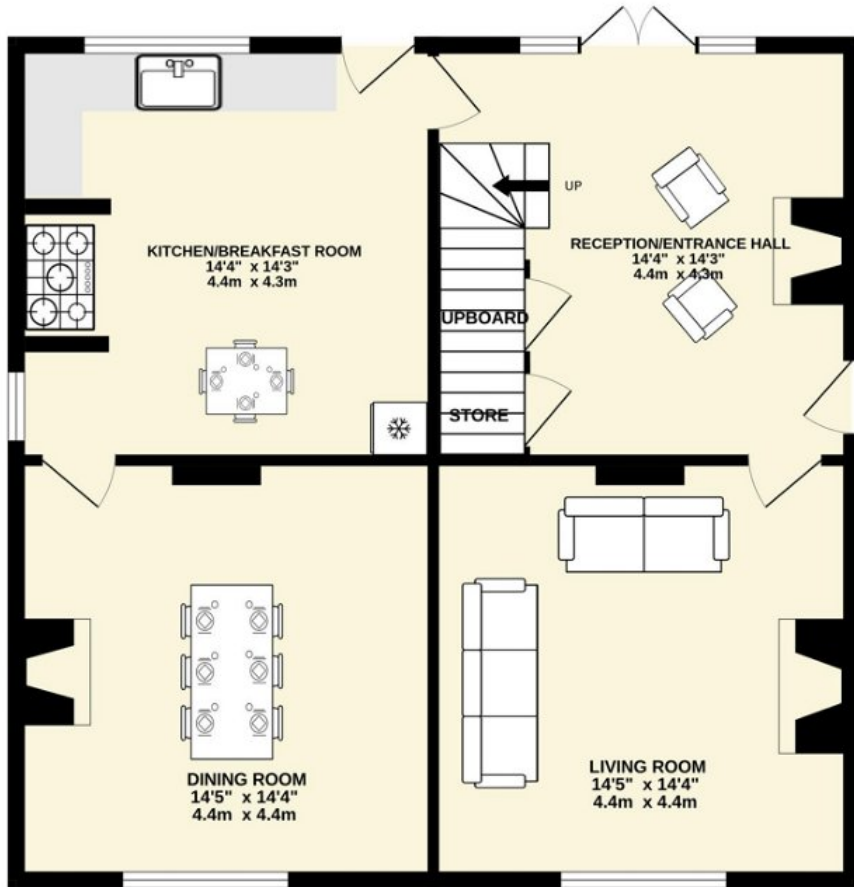




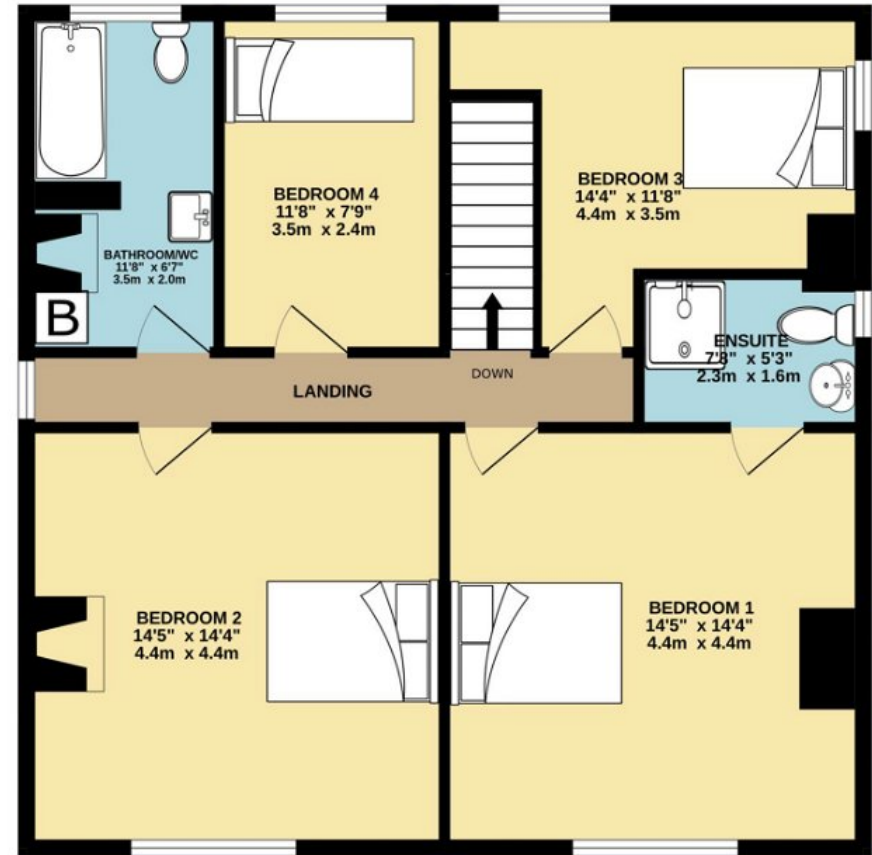




**GROUND FLOOR**  
786 sq.ft. (73.0 sq.m.) approx.



**1ST FLOOR**  
795 sq.ft. (73.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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