



Oakwood homes®  
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## Property brochure



STONE BARN AVENUE  
BIRCHINGTON  
KENT  
CT7 0AR

Price: £380,000

5 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC C

Tenure FREEHOLD  
Council Tax B



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### The Property

This wonderful family home is perfectly located a short distance from Birchington village as well as being situated a short walk from Birchington mainline station, local primary and secondary schools and bus routes, making it ideal for every member of the family. Internally the property is arranged over two floors with a two bedroom situated downstairs, either would make a perfect office space for anyone working from home. An open plan kitchen/diner, lounge and shower room complete the downstairs layout. The upstairs of the home consists of three bedrooms and a family bathroom. Outside space comprises a beautiful rear garden and off road parking, offering everything a modern family requires, with ample room to spread out and enjoy. Call Oakwood homes now to arrange your viewing.

### Location

The village of Birchington is located on the North Kent coast and comprises four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling High Street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant.

### Accommodation

#### GROUND FLOOR

Kitchen	14.9' (4.54m) x 20.1' (6.13m)
Lounge	14.2' (4.33m) x 11.9' (3.63m)
Bedroom	12.8' (3.90m) x 11.5' (3.51m)
Bedroom/Office	12.67' (3.86m) x 10.32' (3.15m)
Shower Room	8.01' (2.44m) 3.03' (0.92m)

#### FIRST FLOOR

Bedroom	11.9' (3.63m) x 11.6' (3.54m)
Bedroom	10.8' (3.29m) x 9' (2.74m)
Bedroom	11.1' (3.38m) x 8.3' (2.53m)
Bathroom	8.6' (2.62m) x 8.3' (2.53m)

#### OUTSIDE

Off road parking for 2/3 vehicles.

Rear garden



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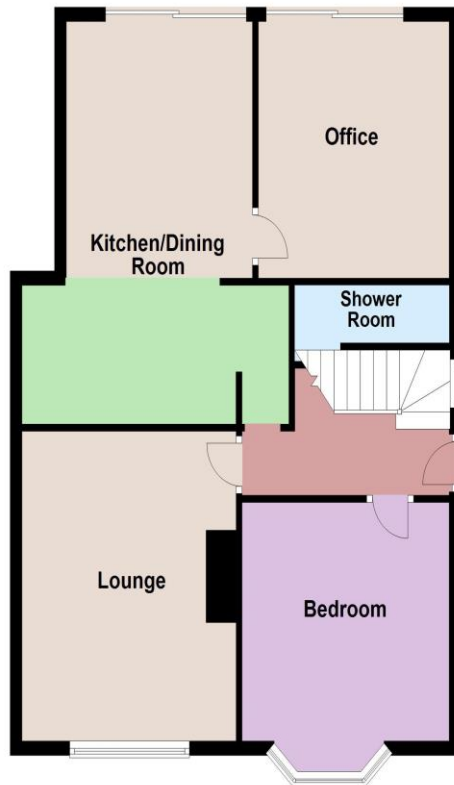
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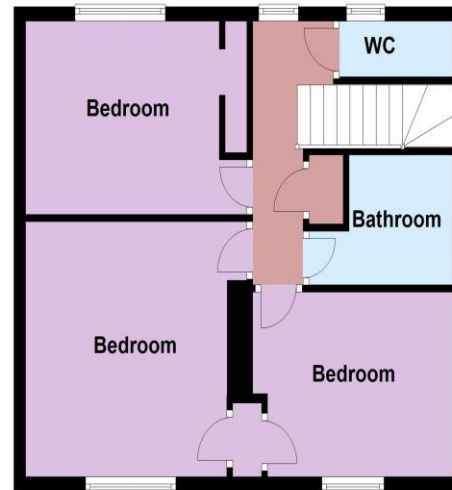


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Ground Floor



First Floor



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### Key Features

- 5 bedroom
- Off road parking for 2/3 vehicles
- Sunny rear garden
- Open plan kitchen/dining space
- Family bathroom and en-suite shower room
- A short walk from Birchington High Street, station and local schools

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022707/20240222/SRDP



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