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## Property brochure



OSTLERS LANE  
SARRE  
BIRCHINGTON  
KENT  
CT7 0JR

Price: £749,995

6 Bedrooms

2 Receptions

3 Bathrooms

1 Garage

EPC F

Tenure FREEHOLD  
Council Tax F



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## The Property

If you are looking for a property that offers space, versatility an annexe/air B&B potential then look no further. Situated in the picturesque village of Sarre on the very outskirts of Thanet and with the historic Cherry brandy house pub at its heart and with the Cathedral city of Canterbury just 9 miles distant to the west and the well serviced village of Birchington 4 miles distant to the east, this spacious detached house offers 5 bedroom accommodation with the added benefit of a completely self contained annexe which offers versatility in term of both multi generational living or an income generator being either sub let on an AST or holiday lets. We strongly recommend internal inspection to appreciate the scope and nature of this most unusual home!

## Location

Situated approximately 4 miles from Birchington in the direction of Canterbury, the village of Sarre has a well regarded and historic pub. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.

## Accommodation

Main house

Ground floor

Entrance Hall:

Lounge: 16'00" (4.88m) x 16'00" (4.88m)

Dining room: 12'11" (3.94m) x 10'02" (3.10m)

Kitchen / diner: 21'07" (6.58m) x 11'00" (3.35m)

Utility: 8'04" (2.54m) x 8'04" (2.54m)

Shower/W.C: 7'00" (2.13m) x 6'02" (1.88m)

First floor

Master bedroom: 12'08" (3.86m) x 9'09" (2.97m) Plus

Walk in wardrobe/ Dressing area:

En- suite shower room:

Bedroom: 12'03" (3.73m) x 9'05" (2.87m)

Bedroom: 10'11" (3.33m) x 9'05" (2.87m)

Bedroom: 10'01" (3.07m) x 9'05" (2.87m)

Bathroom: 8'01" (2.46m) x 5'09" (1.75m)

Games room/ bedroom: 18'09" (5.71m) x 8'05" (2.57m) (accessed via separate stairs from the dining room)

Exterior

To the front of the property there is an extensive driveway leading to an oversize garage 18'09" (5.71m) x 10'08" (3.25m). The rear garden has a large patio area, lawns and a brick built BBQ, mature trees and screen fencing.

Annexe

Entrance hall

Lounge: 12'08" (3.86m) x 10'00" (3.05m)

Kitchen Diner: 16'06" (5.03m) x 10'02" (3.10m)

Bedroom: 11'07" (3.53m) x 8'09" (2.67m)

Bathroom:

Exterior

Private rear garden with large patio area, lawn and mature tree garden shed and side access.



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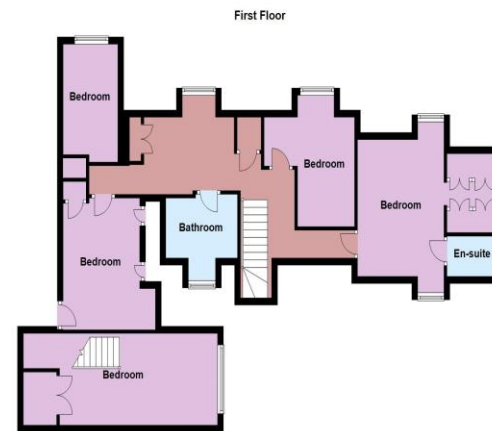
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### Key Features

- Versatile accommodation
- 5 bedrooms, 3 reception rooms
- Master suite with dressing room and en-suite
- 5th bedroom/games room
- Completely self contained annexe
- Air b&B potential
- Garage
- Private gardens

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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. PAC0022276/20240726/SEDP



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