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Way Hill, Minster, Ramsgate, Kent, CT12 4HT

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Ramsgate, Kent, CT12 4HT

Guide Price £520,000

Freehold

Located on the fringes of the peaceful village of Minster, lies this wonderful family home. Presented superbly, this idyllic countryside home is certainly not one to overlook.

Beginning on the ground floor, this level boasts versatile living accommodation throughout with two exceptionally large reception spaces, one currently used as a dining room and the other a cozy living room. This ground floor also benefits from a convenient downstairs toilet, utility room, plentiful storage cupboards and useful study/ playroom which is located adjacent to the dining room. Lastly there is an elegant sleek modern fitted kitchen with integrated appliances with its very own breakfast bar/seating area.

The first floor of the property is comprised of three well proportioned bedrooms. The principal bedroom is equipped with a three piece en-suite shower room. The second and third bedrooms are fitted with built in wardrobes and to finish this level there is a four piece family bathroom to accompany.

Externally the property benefits from a large garage, a block paved driveway and finally a large garden which features manicured lawned areas as well as a terrace seating area.

The property has planning permission for the erection of a garden room above the garage – Planning reference: FH/TH/17/1119

Minster is a picturesque village in the district of Thanet, located in the eastern part of Kent, England. Known for its rich history, Minster is home to the historic Minster Abbey, one of England's oldest monastic sites, founded in 670 AD. The village features a mix of medieval and Georgian architecture, with charming streets, traditional pubs, and local shops. It is surrounded by the scenic Kent countryside, offering a peaceful and quaint rural atmosphere while being within easy reach of the nearby coastal towns of Ramsgate and Margate. Minster has a strong community spirit and is a popular spot for those seeking a quiet village lifestyle.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hallway
WC
Utility
Reception Room
Dining Room
Kitchen
Study

External

Garage
Driveway
Summer House

First Floor

Bedroom 1
En-Suite
Bedroom 2
Bedroom 3
Family Bathroom

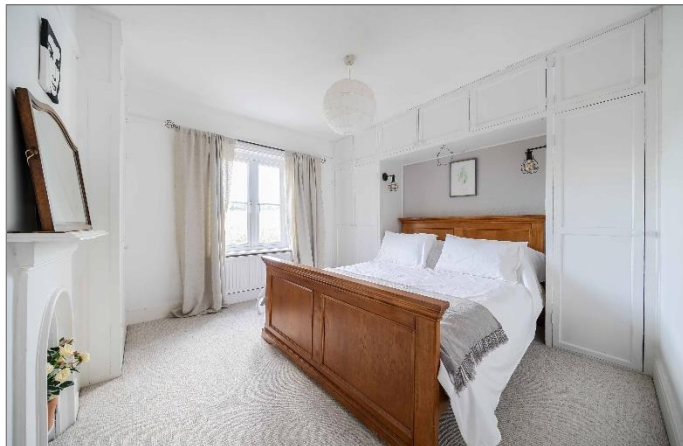
Services: (Mains) Water, Gas, Electricity. (Private Drainage) Septic Tank

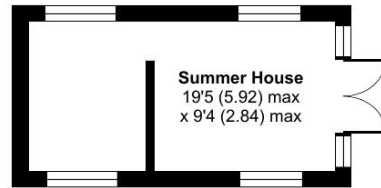
Council Tax: Band C (Thanet District Council).

Energy rating: Current 82 | B. Potential 89 | B.

Viewing by appointment only: Finn's Sandwich
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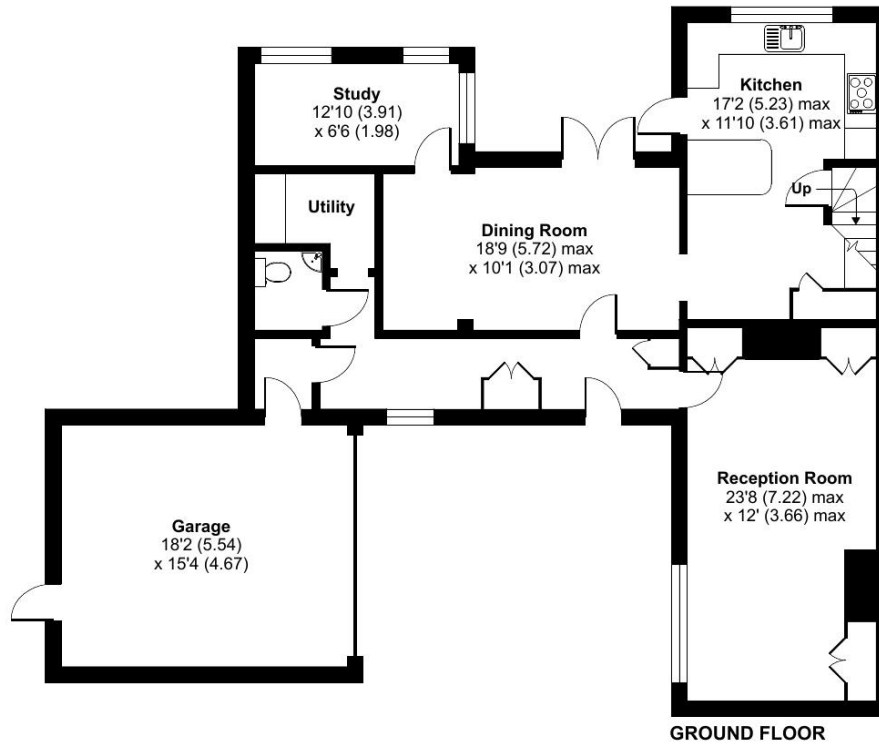
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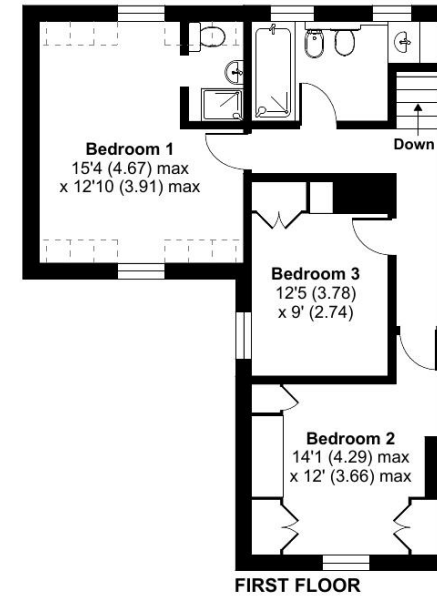


Approximate Area = 1605 sq ft / 149.1 sq m
 Garage = 278 sq ft / 25.8 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Outbuilding = 185 sq ft / 17.2 sq m
 Total = 2096 sq ft / 194.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Finns. REF: 1175941

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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