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The Street, Stourmouth, Canterbury, CT3 1HY

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Guide Price £850,000
Freehold

This charming period cottage, sympathetically restored, offers a perfect blend of modern comfort and traditional charm, creating an ideal family home in the highly desirable village of Stourmouth. Nestled in a rural setting, the property is surrounded by vast open spaces, stunning countryside views, and the welcoming atmosphere of a close-knit village community. The cottage enjoys a scenic backdrop of sprawling farmland that stretches out endlessly, providing a serene and picturesque environment.

As you approach, private gates open to reveal a long, sweeping driveway that leads to the main house, complemented by two striking oak-clad outbuildings set on a spacious plot. The cottage itself boasts a bright and airy interior, with a layout that flows beautifully from room to room. The ground floor is designed with versatility in mind, offering multiple rooms that can adapt to the needs of modern family life. At the front of the house, a well-proportioned dining room with a dual-fuel stove creates a cozy atmosphere and opens into a generous farmhouse-style kitchen/diner, forming the heart of the home. Adjacent to the kitchen is a partially converted utility room with its own entrance, perfect for managing muddy boots after countryside walks.

The triple-aspect lounge is a highlight of the ground floor, offering ample space to relax while taking in the breathtaking views of the surrounding landscape. Upstairs, a spacious landing connects the bedrooms and bathrooms. The master bedroom, with its triple-aspect windows, takes pride of place at the rear of the house, offering stunning views and an adjoining shower room for convenience. The additional three bedrooms also enjoy lovely views and share access to a well-appointed family bathroom featuring a freestanding roll-top bath.

The property's appeal is further elevated by its expansive plot, which includes two attractive and sizable outbuildings, equipped with both power and water. Currently, these versatile spaces are used as practical storage areas, workshops, and even a family entertainment room, offering plenty of functionality with the potential for further development. The beautifully maintained gardens are a true highlight, featuring a wealth of mature trees and shrubs and generous lawns. The gardens lead into a large wooded paddock which offers further scope for planting or other uses. Additionally, a secluded, paved area extends from the kitchen, providing an ideal spot for outdoor relaxation or al fresco dining in privacy and comfort.



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

Ground Floor

Utility Room
WC
Kitchen/ Diner
Reception Room
Sitting Room

External

0.84-Acres (Approx.)
Outbuilding 1
Room 1
Room 2

First Floor

Bedroom 1
Family Bathroom
Bedroom 2
Shower Room
Bedroom 3
Bedroom 4

Outbuilding 2

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

Council Tax: Band E (Dover District Council)

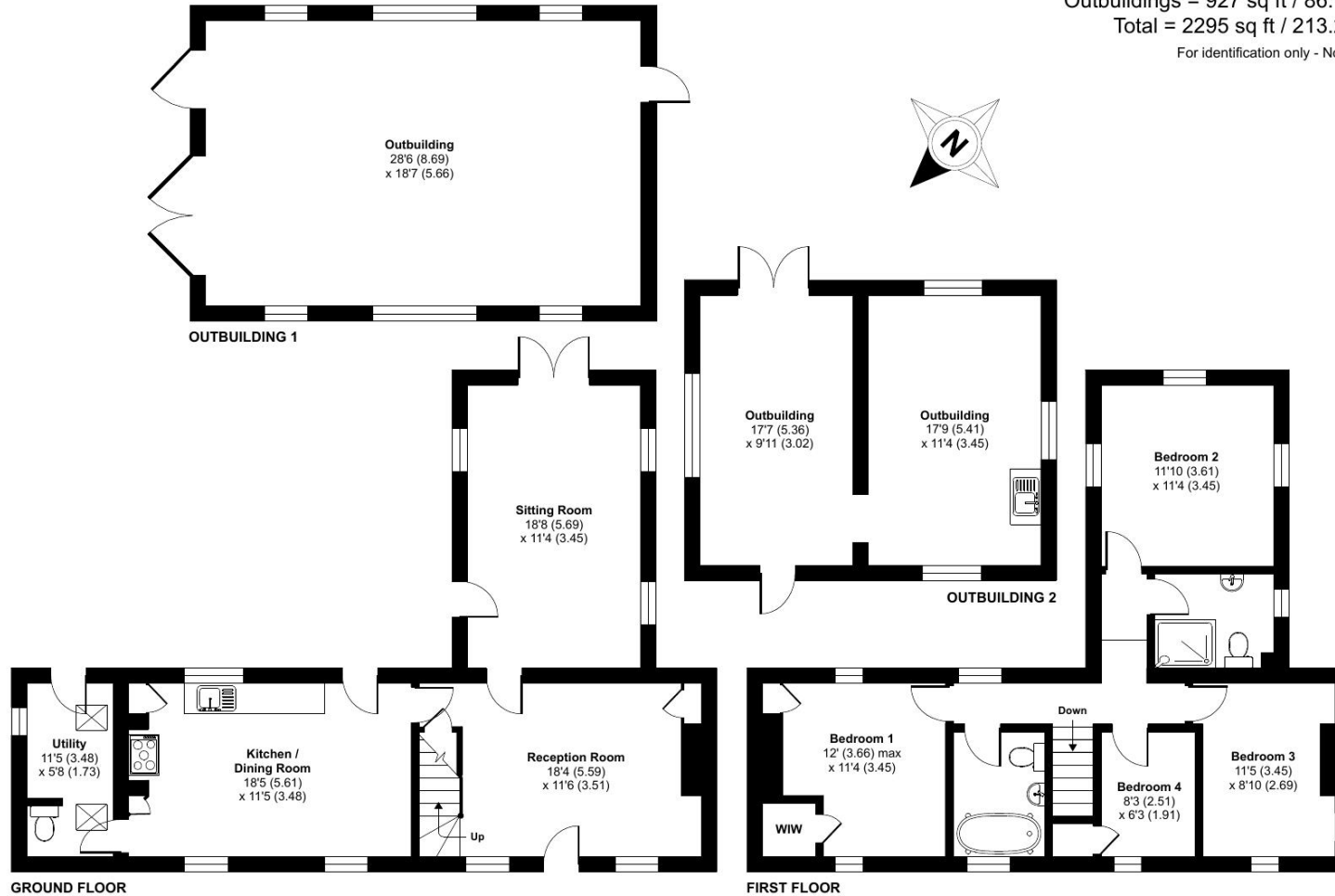
Energy rating: Current 61 | D. Potential 94 | A.

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Approximate Area = 1368 sq ft / 127.1 sq m
 Outbuildings = 927 sq ft / 86.1 sq m
 Total = 2295 sq ft / 213.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1195312

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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