



**Plot 16, Azalea Cottage, Summerfield Close, Staple, Canterbury, CT3 1LD**

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# Plot 16, Azalea Cottage

Summerfield Close, Staple, CT3 1LD

**Guide Price £825,000**

**Freehold**

Welcome to Summerfield Close, an exclusive new development in the heart of the Kent countryside, offering 17 thoughtfully designed homes.

This collection includes 11 elegant four-bedroom detached properties, each built to exceptional standards with energy-efficient features such as air source heat pumps and EV charging points.

Whether you're commuting or exploring, Summerfield Close provides seamless connectivity. Canterbury West station offers high-speed rail services to London St. Pancras in under an hour, while Sandwich station connects to the Kent Coast and beyond. The A256 and A2 are both within easy reach, making road travel a breeze.

The local area is teeming with amenities to enrich your lifestyle. The nearby villages of Wingham and Ash boast a variety of cosy cafes, farm shops, and essential services. For those seeking leisure, the iconic Black Pig pub, a five-minute walk from the development, is perfect for an authentic English pub experience.

Families will find an excellent selection of schools nearby, from primary institutions like Wingham Primary School to highly regarded secondary schools and independent options in Canterbury and Sandwich. These include the prestigious King's School Canterbury and Sir Roger Manwood's School in Sandwich.

Summerfield Close – Where Your Perfect Home Awaits





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

### Ground Floor

Entrance Hall	
Study	2.19 x 2.70m
Cloaks/ WC	
Family/ TV Room	3.25 x 4.01m
Kitchen/ Living/ Dining	6.63 x 11.55m (max)
Utility Room	

### First Floor

Bedroom 1	3.25 x 3.48m
En-Suite Shower Room	
Bedroom 2	3.28 x 3.48m
En-Suite Shower Room	
Bedroom 3	3.53 x 3.71m
Bedroom 4	3.55 x 3.99m
Family Bathroom	

### External

Front Garden  
Driveway  
Double Garage  
Rear Garden



**Services:** (Mains) Water, Electricity & Drainage.

**Council Tax:** Band TBC (Dover District Council)

**Energy Rating:** TBC.

**Agents Notes:** This property will be sold with a 10-Year NHBC Warranty.

**Viewing by appointment only:** Finn's Sandwich  
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## AZALEA COTTAGE - HOME 16

4-BEDROOM, DETACHED



**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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