



Monkton Court Farm, Monkton Street, Monkton, CT12 4JR

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Guide Price £625,000

Freehold

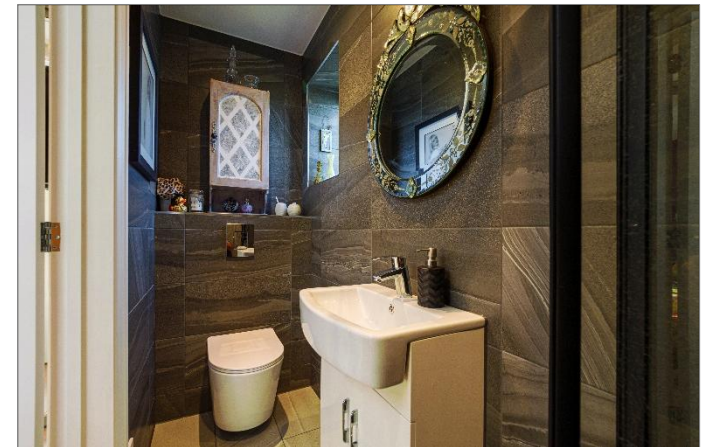
The Joinery is a beautifully crafted, single-storey eco home that perfectly blends sustainable living with contemporary design. Recently built to exacting standards, this three-bedroom detached property offers low-carbon, low-cost living without compromising on quality or style. Surrounded by woodland and wildlife, it sits peacefully along a private, tree-lined road in the desirable village of Monkton.

Inside, the home is centred around a stunning open-plan living space with vaulted ceilings, engineered oak flooring, and expansive glazing that floods the interior with natural light. The Symphony kitchen is a standout feature, complete with rich Brazilian granite worktops, a large central island, and top-of-the-line integrated appliances from Siemens, AEG, and Prima.

All three double bedrooms include bespoke mirrored wardrobes and private luxury ensuites, each fitted with Villeroy & Boch sanitaryware and Grohe fixtures. The interiors are tastefully presented with an artistic and eclectic touch, enhancing the home's unique character.

Sliding doors open onto a beautifully landscaped, south-facing rear garden stretching nearly 100ft wide. Thoughtfully designed to support biodiversity, it features bat boxes, hedgehog houses, and an insectarium. A+ EPC-rated, the home includes solar panels, air source heat pump, battery storage, triple glazing, and underfloor heating throughout.

Additional features include an EV charger, a 25ft garage with workshop space, and ample driveway parking. With easy access to coast and city, high-speed rail to London, and a welcoming village community, *The Joinery* offers future-proof living in a truly idyllic setting.



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

Ground Floor

Entrance Hall	
Utility/ WC	1.65 x 2.16m
Bedroom 1	3.05 x 3.23m
En-Suite Shower	
Plant Room	
Kitchen/ Living Area	6.45 x 6.90m
Bedroom 2	2.92 x 2.97m
En-Suite Shower	
Bedroom 3	2.29 x 2.97m
En-Suite Shower	

External

Driveway	
Double Garage	5.61 x 7.75m
Rear Garden	



Services: (Mains) Water, Electricity & Drainage.

Council Tax: Band C (Thanet District Council)

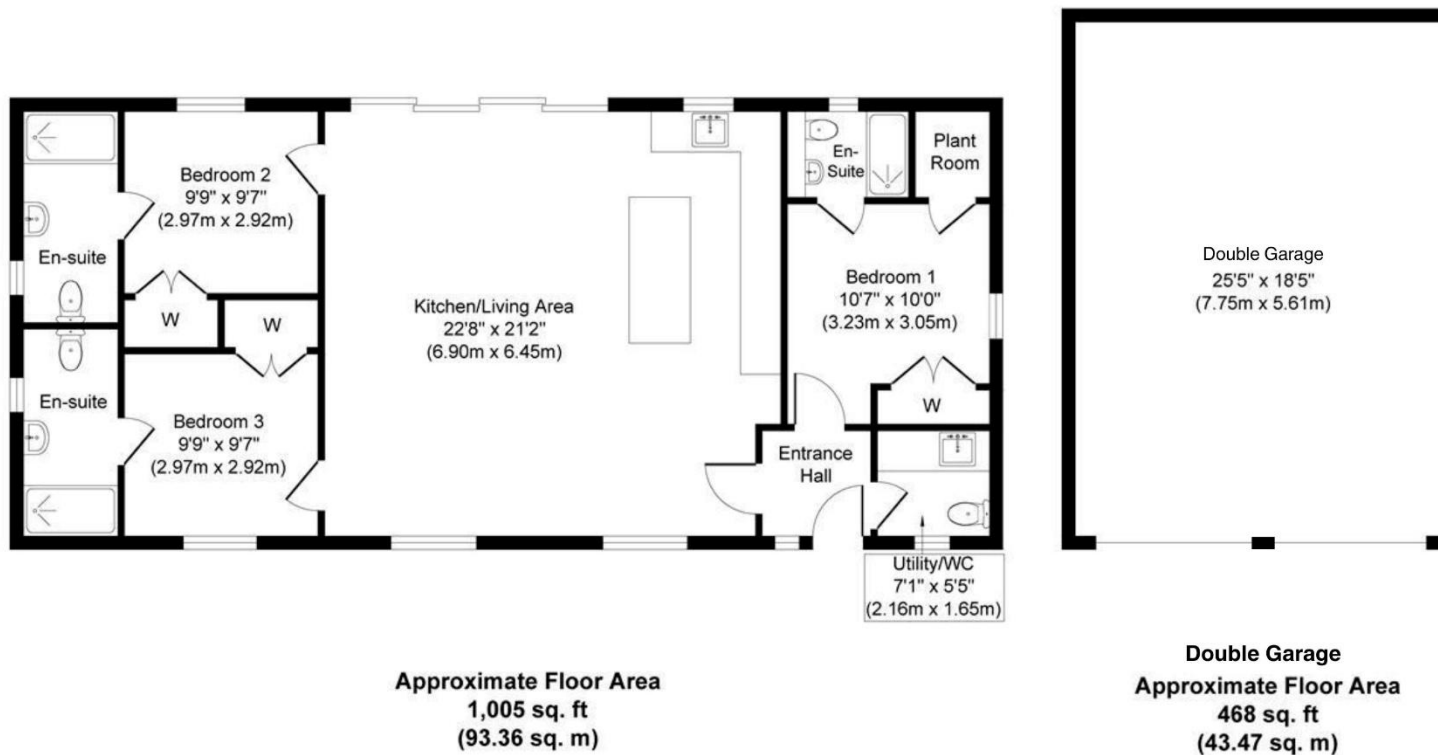
Energy Rating: Current 106 | A. Potential 129 | A.

Location: What3Words:
//ballroom.messaging.mermaids

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Approx. Gross Internal Floor Area 1,473 sq. ft.(136.83 sq.m.)

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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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