



School Lane, Staple, Canterbury, CT3 1LJ

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School Lane

Staple, Canterbury, CT3 1LJ

Guide Price £750,000

Freehold

Built in the early 2000's in harmony with the surrounding period-style homes, this attractive double-fronted property combines classic architectural charm with modern convenience. Beautifully maintained and offered to the market chain-free, it benefits from gas central heating, wooden sash double-glazed windows, and discreetly fitted solar panels for improved energy efficiency, making it an ideal choice for buyers seeking both character and practicality.

On the lower ground floor, the layout includes an integrated carport and single garage, a welcoming hallway, a utility room, a shower room, and a versatile fourth bedroom or study with patio doors opening directly to the garden – perfect for guests, home working, or hobbies.

The ground floor features an elegant entrance hall leading to a bright and spacious living room with direct access to a raised terrace that enjoys elevated views over the rear garden. A formal dining room provides the ideal setting for entertaining, while the well-appointed kitchen is fitted with stone worktops and a range of integrated appliances, blending style and function effortlessly.

Upstairs, a central landing gives access to the principal bedroom, which benefits from an en-suite bathroom. Two further double bedrooms each feature their own en-suite shower rooms, ensuring comfort and privacy for family members and guests alike.

Externally, the property is approached via a sloping driveway, leading to both the integrated carport and garage. The large, mature rear garden offers a generous expanse of lawn and a sense of seclusion, complemented by a neatly kept front garden. Well maintained throughout, this home is ready for immediate occupation and offers an exceptional opportunity to purchase in a sought-after setting.



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

Lower Ground Floor

Integrated Carport	2.82 x 5.43
Integrated Garage	3.06 x 5.43
Hallway	
Utility Room	3.17 x 3.23
Shower Room	
Bedroom 4/ Study	3.15 x 4.91

Ground Floor

Entrance Hall	
Living Room	4.93 x 6.55
Terrace	2.83 x 4.19
Dining Room	3.20 x 4.98
Kitchen	3.27 x 4.94

First Floor

Landing	
Bedroom 1	3.92 x 4.69
En-Suite Bathroom	
Bedroom 2	2.85 x 4.72 (max)
En-Suite Shower Rom	
Bedroom 3	3.57 x 3.88 (max)
En-Suite Shower Room	

External

Driveway
Front Garde
Rear Garden

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

Council Tax: Band G (Dover District Council)

Energy Rating: Current 75 | C. Potential 77 | C.

Viewing by appointment only: Finn's Sandwich
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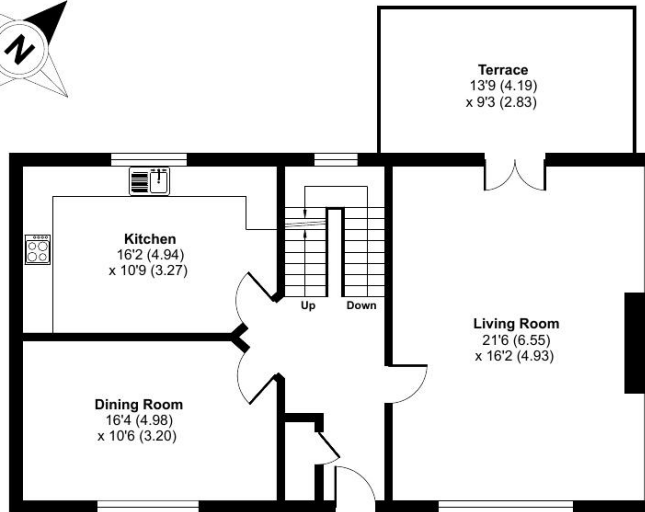


Approximate Area = 2131 sq ft / 197.9 sq m (exclude carport)

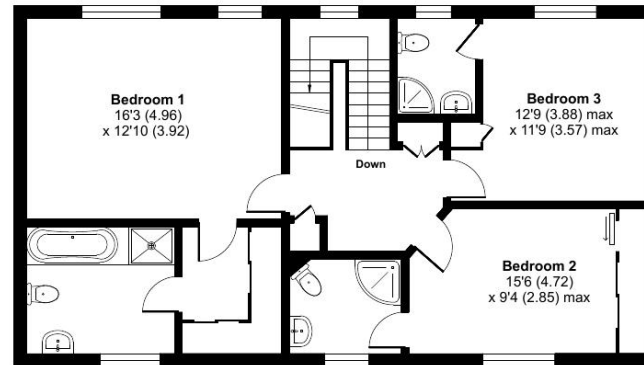
Garage = 188 sq ft / 17.4 sq m

Total = 2319 sq ft / 215.3 sq m

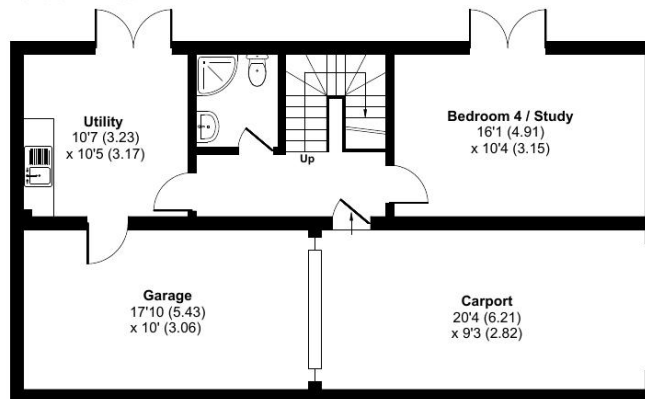
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GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Finns. REF: 1333732

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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