



**Tothill Street, Minster, CT12 4AJ**  
**Offers In The Region Of £280,000**



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**A CHARMING COTTAGE BRIMMING WITH CHARACTER!**

A warm welcome awaits you at this charismatic cottage on Tothill Street in Minster, so viewing is highly recommended.

Externally, at the front, this property exudes all the charm one would expect to find in Minster. The cottage is set back from the street, with a quaint front garden. Upon entering through the porch, you step into the lounge. A striking exposed brick fireplace immediately captures your attention, conjuring images of upcoming winter nights spent cozily in front of a roaring fire. The kitchen is adjacent to the lounge and is of a good size, leading to the dining room. The dining room currently accommodates a table with seating for six and features double doors that open onto the rear garden. Stairs leading off from the lounge take you upstairs, where you'll find two generously sized double bedrooms and a three-piece family bathroom suite.

At the rear of the property, there is a brick-paved garden. The current owners have introduced bursts of colour with an array of potted plants. Our favourite addition is the shed, which resembles a shepherd's hut. The space has been effectively utilized for storage and unwinding, weather permitting.

Sought-after Minster Village is steeped in history and charm, offering everything one would expect from a bustling Kent Village. There are delightful local shops, tea rooms, and cafes, along with two local pubs and the mainline station, providing direct access to London. Nearby, you will find Minster Primary School, St Augustine Golf Course, and beautiful coastal walks at Pegwell Nature Reserve and the Viking Coastal Trail.

Don't let this fantastic opportunity pass you by. Contact TMS to arrange a viewing with a member of the team today. We're available 7 days a week.







- CHARMING COTTAGE
- TWO DOUBLE BEDROOMS
- OPEN FIRE PLACE
- LOW MAINTENANCE REAR GARDEN
- BRIMMING WITH CHARACTER
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO SCHOOLS
- LOCAL AMENITIES NEARBY
- COUNCIL TAX BAND C



## GROUND FLOOR

Kitchen  
12'8" x 11'7" (3.87 x 3.55)

Dining Room  
11'7" x 7'2" (3.55 x 2.2)

Lounge  
19'10" x 11'2" (6.07 x 3.42)

## FIRST FLOOR

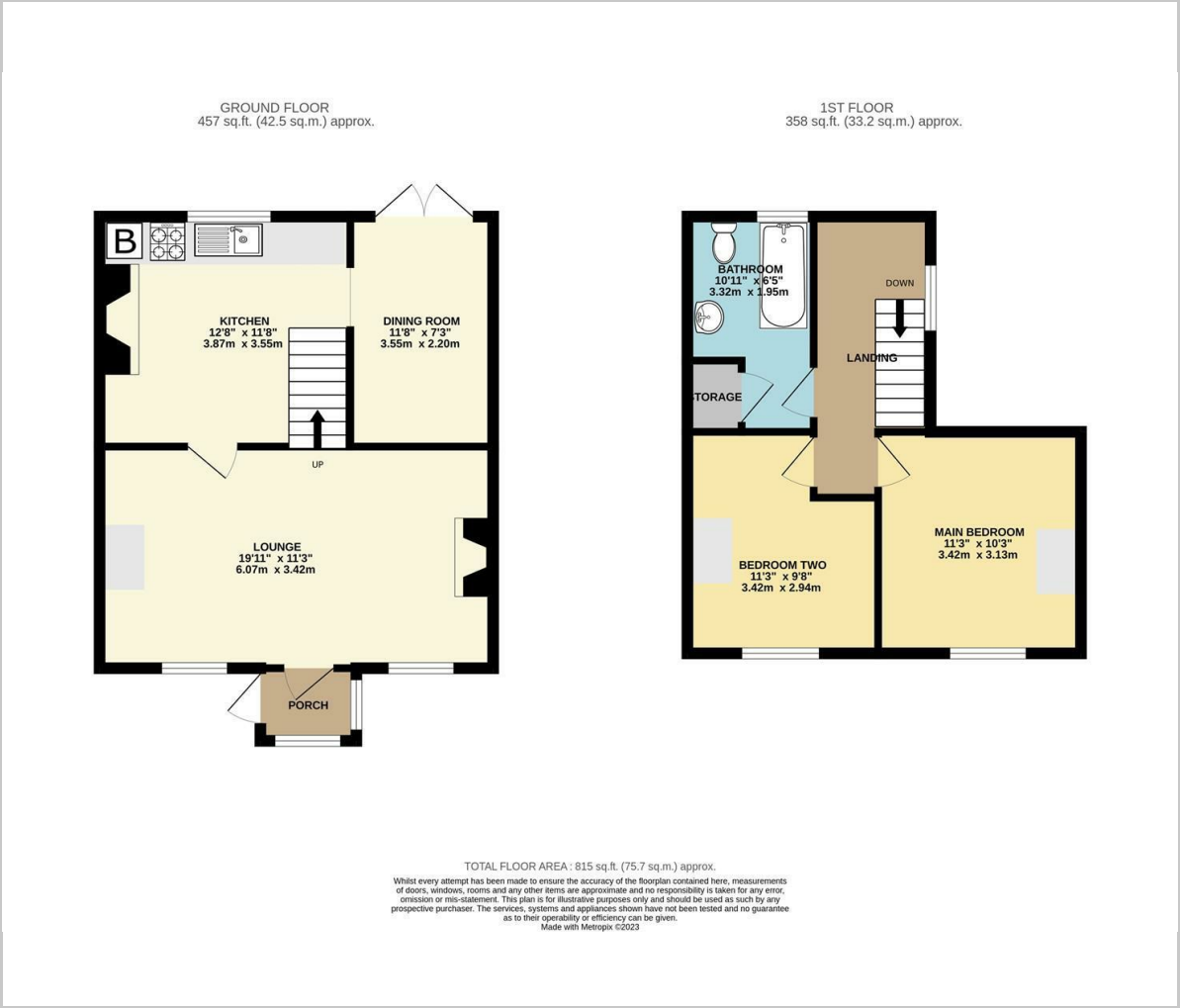
Bedroom One  
11'2" x 10'3" (3.42 x 3.13)

Bedroom Two  
11'2" x 9'7" (3.42 x 2.94)

Bathroom  
10'10" x 6'4" (3.32 x 1.95)



Floor Plan



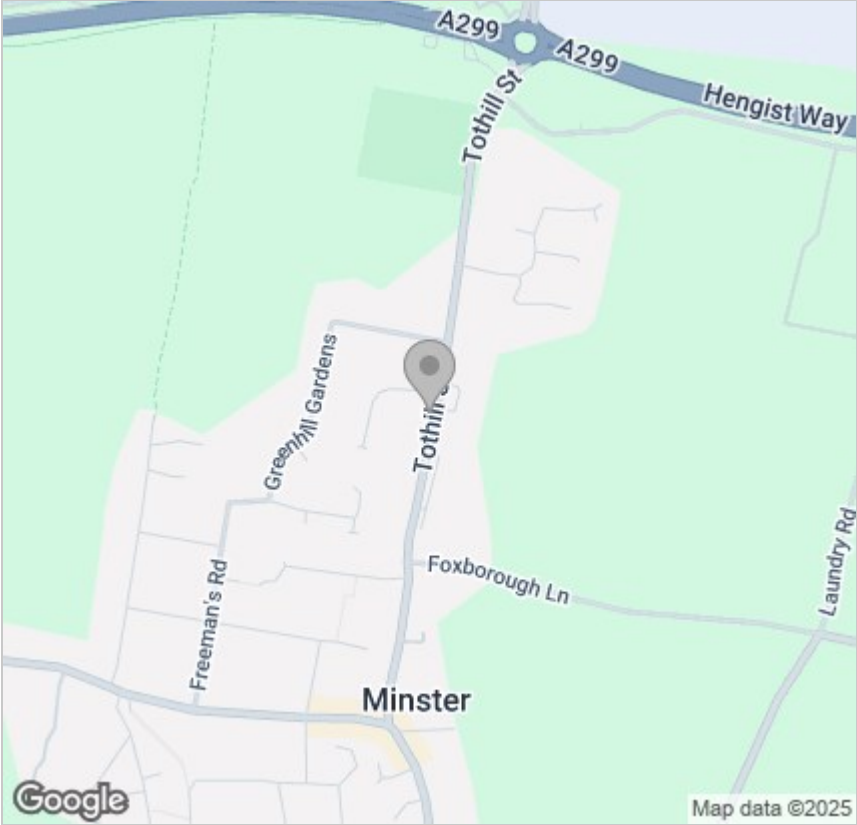
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

