



19 Kilndown Place
Stelling Minnis | Canterbury | Kent | CT4 6EZ

FINE & COUNTRY



Step inside

19 Kilindown Place

For anyone looking for the ultimate modern residence on the outskirts of a Kent village, this imposing three storey Regency style property could be top of the list. Located at the end of a quiet cul-de-sac in an enclave of impressive modern properties and backing onto Thorn Farm's 14 acres of grounds, it offers everything required by even the most discerning of owners. The property is approached through a solid wood automatic sliding gate flanked by a high brick wall, that leads to a vast bonded resin drive where you can park numerous vehicles and a pitched roof triple garage with remote control doors.

It has a Palladian style entrance porch flanked by shrub borders, multi-pane sash windows and chimneystack that give this lovely family home an impressive exterior. Once you open the contemporary front door, you can also begin to appreciate the light and space available internally as you step into the vast entrance hall with its recently installed engineered oak flooring that flows through most of the ground floor. There are also oak doors throughout the property and an oak staircase to the first and second floors. The hall includes a large downstairs cupboard and an additional storage cupboard as well as access to a contemporary cloakroom and a charming study that is just inside the front door, so is ideally situated for business visitors.

The 'hub of the household' is the simply stunning and spacious, triple aspect, light and bright kitchen/breakfast/family room that includes a large seating area with full height windows and five aluminium bi-fold doors to the rear terrace with automatic blinds. For anyone who enjoys catering the contemporary kitchen facilities are second-to-none. They include attractive charcoal grey units with granite worktops housing two Neff slide and hide built in ovens, two Neff built in combi microwaves and two warming drawers as well as an integrated full height larder fridge, a matching freezer, dishwasher and a Quooker tap. While the extremely large quartz covered central island includes an induction hob with a downdraft extractor as well as a breakfast bar. There is also sufficient space for a large dining table and chairs here if you prefer to use the designated dining room as a separate snug. There is also an adjacent fitted utility room with space and plumbing for a washing machine and tumble dryer.

A pair of slide and hide doors open into the attractive dining room with its large bay window and French doors to the terrace as well as a second set of sliding doors that lead to the elegant and spacious, dual aspect sitting room. This includes bi-fold doors that also open onto the vast rear terrace as well as a delightful contemporary raised gas fire, providing a charming focal point.

The spacious first floor galleried landing leads to three en suite double bedrooms including a guest room with a dressing area, air conditioning, French doors to a balcony overlooking the garden and an en suite bathroom with a partially vaulted ceiling, bath, a vanity basin and a large wall mirror. While the impressive main bedroom has a plethora of fitted cupboards, a seating area, air conditioning, French doors to a balcony with garden views, a very large en suite with a stand-alone modern oval bath, a separate double shower, twin vanity basins and an airing cupboard.

On the second floor you will find a galleried landing leading to two additional double bedrooms with en suite shower rooms including one with air conditioning that is currently in use as a large office. This has access to the loft where the security system controls are located for the alarm and CCTV.

Outside the vast rear terrace spans the width of the property and is ideal as a large outdoor entertainment space. It is surrounded by raised shrub and flower beds with an automatic irrigation system and leads to a large lawn that is framed by high trees and includes a fenced off area created to encourage local wildlife.

At the front of the property one section of the garage has been converted into a gym and there is a 7kw electric charging point as well as a 22kw electric charging point while photovoltaic panels on the roof generate electricity with solar panels for heating and hot water.









Seller Insight

We bought this lovely property from new and it has been a delightful home and, during our time here we have made some improvements including enhancing the kitchen and installing the engineered oak flooring. The property is very energy efficient as the voltaic and solar panels mean we are cost neutral for electricity for six months of the year including the use of the electric charging points. It is also a great place for entertaining however, while we love the house and the area, we need to move for business and family reasons.

The location is fantastic. We are only a short distance from the city of Canterbury with its historic buildings, high street stores, independent shops, bars, restaurants, three universities, two theatres and a cinema complex. There are also excellent grammar schools with some rated Outstanding by Ofsted as well as first class private schools including the famous Kings School. Additional top quality education facilities are also available in Dover, Folkestone and Ashford.

We are not far from Ashford where the high speed train will whisk you to St Pancras in just over half an hour. The Channel Tunnel and Dover are easily accessible if you want to take the car abroad while Hythe is not far with its pavement cafes, individual shops and seafront where you can enjoy a day on the beach.

*Stelling Minnis includes a local pub, primary school, a windmill and a village store for any immediate needs. You can enjoy walking on the vast Minnis, while there are excellent opportunities for cycling as well as riding at the Bursted Manor Riding Centre or hacking through the nearby 440 acres of Lylinge Forest. Golfing enthusiasts can play at the Roundwood Hall Golf Club along Stone Street or go further afield to Etchinghill or Sene Valley in Hythe.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

Canterbury	8.1 miles
Hythe	9.8 miles
Channel Tunnel	9.7 miles
Ashford International	12.0 miles
Dover Docks	23.0 miles
Gatwick Airport	82.6 miles
Charing Cross	66.3 miles

By Train from Ashford International	
St Pancras	36 mins
Charing Cross	1hr 16 mins
Victoria	1hr 22 mins
Paris (Eurostar)	2hrs 22mins

Leisure Clubs & Facilities

Stelling Minnis Cricket Club	
Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485
Bursted Manor Riding Centre	01227 830568

Healthcare

The Surgery	01303 862109
New Lyminge Surgery	01303 863160
Elham and Hawkinge Surgery	01303 840213
William Harvey Hospital	01233 633331
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary/Prep Schools:	
Stelling Minnis Primary	01227 709218
Bodsham Primary	01233 750374
Ashford School (Prep)	01233 625171
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475601

Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
King's School, Canterbury	01227 595501
Kent College	01227 763231

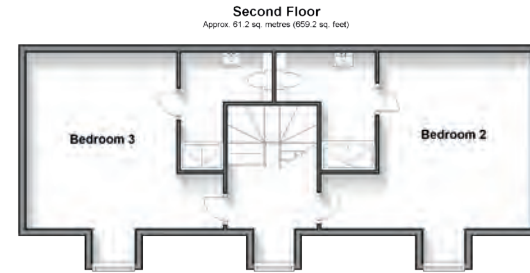
St Edmunds	01227 475632
Ashford School	01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Leas Cliff Hall	01303 228600
Rose and Crown	01227 709265
Abbots Fireside	01303 840566
Abode Hotel	01227 766266

Local Attractions / Landmarks

Stelling Minnis Windmill
Lyminge Forest
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

GROUND FLOOR

Entrance Hall to 9'0 (2.75m)	15'7 (4.75m) x 13'0 (3.97m) narrowing
Study x 9'1 (2.77m)	13'0 (3.97m) narrowing to 9'1 (2.77m)
Cloakroom	
Sitting Room	26'6 x 13'0 (8.08m x 3.97m)
Dining Room	15'8 (4.78m) x 14'2 (4.32m) narrowing to 10'0 (3.05m)
Kitchen/Breakfast/Family Room	29'5 (8.97m) x 23'8 (7.22m) narrowing to 18'4 (5.59m)
Utility Room	9'5 x 7'6 (2.87m x 2.29m)

FIRST FLOOR

Landing	16'1 (4.91m) narrowing to 9'1 (2.77m)
Bedroom 5	13'1 x 12'1 (3.99m x 3.69m)
En Suite Bathroom	
Guest Bedroom	11'7 x 11'4 (3.53m x 3.46m)
Dressing Area	10'9 (3.28m) narrowing to 8'0 (2.44m)
En Suite Shower Room	
Main Bedroom	29'1 into fitted wardrobes (8.87m) x 13'9 (4.19m) narrowing to 10'0 (3.05m)
Walk In Wardrobe	
En Suite Bath/Shower Room	13'0 x 12'2 (3.97m x 3.71m)
Balcony	

SECOND FLOOR

Landing	
Bedroom 2	14'8 x 13'0 (4.47m x 3.97m)
En Suite Shower Room	
Bedroom 3	14'8 x 12'9 (4.47m x 3.89m)
En Suite Shower Room	

OUTSIDE

Rear Garden	
Gated Driveway	
OUTBUILDING	
Double Garage	19'8 x 18'7 (6.00m x 5.67m)
Gym	19'8 x 9'8 (6.00m x 2.95m)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 19.09.2024





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