



Jenkinson
realestates

St Michael & All Angels Church | Canada Road
Walmer
Asking Price £760,000

Freehold

Energy Performance Rating = D

A Truly Spectacular Home
Gated Allocated Parking

Set in a Conservation Area
Southerly Aspect Rear Garden

Offering Five Bedrooms
No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this spectacular home, set in the conservation area, which is part of the converted, former Garrison church of St Michael & All Angels, Walmer. This truly impressive home, which comes to the market with no onward chain complications, really must be viewed to appreciate all that this home has to offer, including the retained period details such as large brick columns, leaded glass windows and high vaulted ceilings with exposed wooden beams. This home opens via double doors into an entrance vestibule, with large glass doors and windows that allow light to flood into the main living accommodation. This space comprises of a living area, dining area and kitchen, which is approaching 50ft in length and benefits from high ceilings, exposed brickwork and tiled floors throughout with underfloor heating. The ground floor is completed with a study and a separate W.C. The first floor continues to impress with a mezzanine sitting room, that leads two double bedrooms, the master bedroom benefits from an en-suite shower room, and the family bathroom. The third floor offers an additional three bedrooms, one of which also benefits from an en-suite shower room and an additional bathroom. The property benefits from three allocated parking spaces and a southerly aspect rear garden, which is laid to lawn with the addition of a patio and decking seating areas. A truly stunning home, situated within a gated community that really must be seen to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band F

Vendor advises, as of, 03/25;

Communal Maintenance Costs - As Required



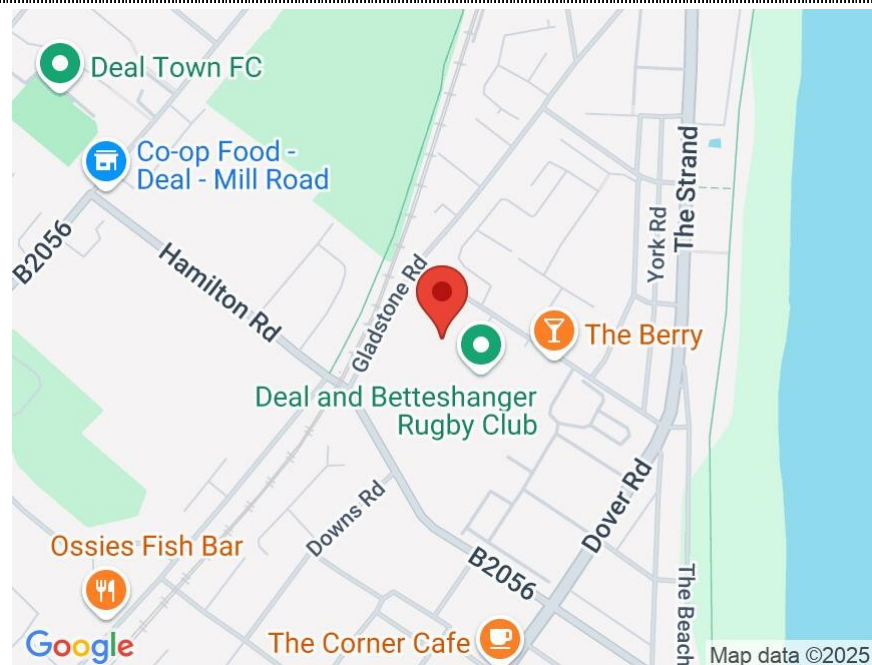




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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Vestibule

Study

12'5" x 12'0" (3.78m x 3.66m)

Open Plan Living Room/Dining Room/Kitchen

47'7" max x 21'6" max (14.50m x 6.55m)

Internal Hall

Utility / Laundry Cupboard

Separate W.C.

Stairs To First Floor

Mezzanine Floor / Sitting Room

15'5" x 13'6" (4.70m x 4.11m)

Guest Bathroom

5'4" x 6'6" (1.63m x 1.98m)

Bedroom / Guest Room

12'4" x 10'8" (3.76m x 3.25m)

Master Bedroom

10'8" x 15'8" (3.25m x 4.78m)

En-Suite Shower

Second Floor Landing

Bedroom

12'3" x 11'0" (3.73m x 3.35m)

Bedroom

10'3" x 10'0" (3.12m x 3.05m)

En-Suite Shower

Bedroom

21'5" x 12'4" (6.53m x 3.76m)

Family Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Rear Garden

Three Allocated Parking Spaces

