



Corner Cottage, Fleming Road  
Staple, Canterbury, CT3 1LQ  
£535,000

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# Corner Cottage

Fleming Road, Staple, Canterbury

A well-presented detached character home, offering deceptively spacious accommodation and a delightful private garden in this popular village setting.

## Situation

The village of Staple is set in idyllic Kent countryside, conveniently situated approximately 9 miles from Canterbury and approximately 4 miles from the Medieval Cinque Port of Sandwich which offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross. Local shops can be found in the neighbouring villages of Ash and Wingham and the local recently renovated public house/restaurant, The Black Pig, serves food and has regular live music and events. Staple enjoys a strong sense of identity with the village hall being at the heart of this rural community.

## The Property

Corner Cottage is a beautifully presented family home, quietly positioned on the edge of a picturesque village. Offering deceptively spacious accommodation, this charming property combines character with modern comforts throughout. The ground floor is thoughtfully laid out, with four generous rooms. Upon entering, you're welcomed into a bright and airy reception hall, complete with a feature fireplace, wood burning stove, and French doors that lead out to the garden. At the front of the home, a tranquil sitting room offers an exposed brick fireplace with a wood-burning stove, creating a cozy and inviting atmosphere. The kitchen/breakfast room is fitted with a range of Neptune shaker units, integrated appliances, larder, and elegant granite worktops, with inset butler sink, while a separate and spacious dining room lies beyond, ideal for family gatherings.

Upstairs, you'll find four well-proportioned double bedrooms, all served by a contemporary family bathroom. The principal bedroom benefits from an en-suite shower room, complete with underfloor heating, offering an added touch of luxury.

## Outside

A gravel driveway to the side provides off road parking with the added benefit of an EV charger. To rear is an enclosed and delightfully landscaped private garden. The rear garden is predominately lawned and bounded by established flowerbeds whilst an attractive paved patio extends from the rear elevation inset with a block paved seating area and pergola. There is also a timber shed and an outside tap.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

## Current Council Tax Band: F

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



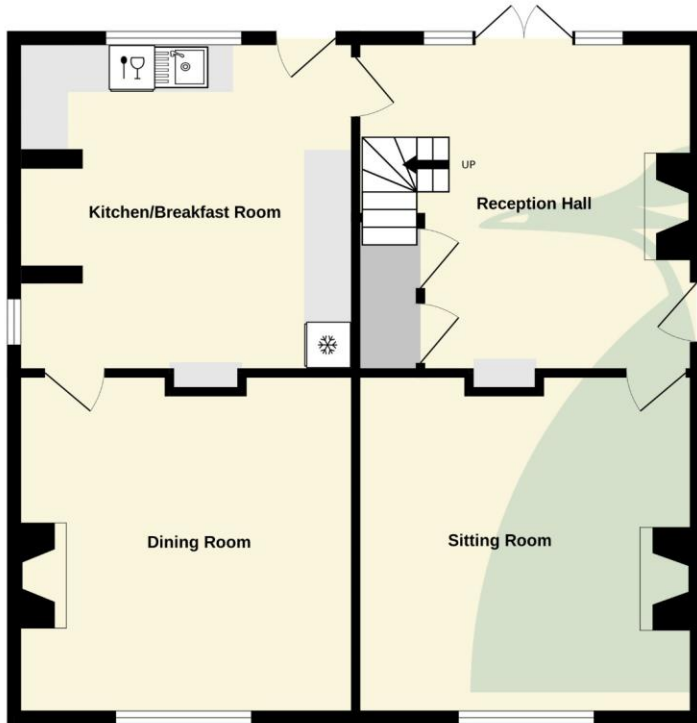


To view this property call Colebrook Sturrock on **01304 612197**



Ground floor  
791 sq.ft. (73.5 sq.m.) approx.

First floor  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Reception Hall

14' 2" x 14' 1" (4.31m x 4.29m)

### Sitting Room

14' 6" x 14' 4" (4.42m x 4.37m)

### Kitchen/Breakfast Room

14' 3" x 13' 11" (4.34m x 4.24m)

### Dining Room

14' 6" x 14' 4" (4.42m x 4.37m)

### First Floor

### Bedroom One

15' 1" x 14' 9" (4.59m x 4.49m)

### Ensuite Shower Room

7' 2" x 5' 3" (2.18m x 1.60m)

### Bedroom Two

15' 0" x 14' 8" (4.57m x 4.47m)

### Bedroom Three

10' 7" x 8' 11" (3.22m x 2.72m) plus recesses.

### Bedroom Four

11' 7" x 7' 8" (3.53m x 2.34m)

### Bathroom

11' 7" x 6' 8" (3.53m x 2.03m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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