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Oastlea, Durlock Road, Staple, Canterbury, Kent, CT3 1JX

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**Oastlea, Durlock Road, Staple, Canterbury,
Kent, CT3 1JX**

Guide Price £450,000 Freehold

A very well presented, bright & spacious three bedroom detached bungalow situated in the popular village of Staple.

- A Bright & Spacious Detached Bungalow
- Three Bedrooms
- Large Kitchen/Dining Room With Lovely Views
- Plenty Of Off Road Parking & EV Charging Point
- Very Well Presented Throughout
- 80' Rear Garden
- Outbuilding Providing A Home Office & w.c
- Just Over 4 Miles To Sandwich & 8 Miles To Canterbury

The front door opens to the spacious entrance hall which has plenty of space for shoes & coats and benefits from built in storage.

The kitchen/dining room is to the front of the property and is a wonderfully bright & spacious room with a huge picture window which gives lovely views over the paddocks opposite. The modern kitchen has a good range of wall and base units & integrated appliances & space for an American style fridge freezer.

The sitting room is to the rear of the property and has bi-folding doors leading to the pretty rear garden.

There are three bedrooms, two of which are good size doubles.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The modern family bathroom comprises a bath with rain shower over, metro style tiled walls, a w.c, wash hand basin and built in storage.

Outside, the property is set back from the road and has plenty of off road parking to the front and an electric car charging point. Most of the garden lies to the rear and measures approximately 82' x 40' and is mainly laid to lawn with a variety of established trees and shrubs and backs on to open countryside. There are two outbuildings, one providing useful storage and the other is used as a home office with power and light connected along with a handy additional w.c.

Oastlea is situated along a quiet country lane and is surrounded by beautiful open countryside and farmland. Staple is a rural village yet has an active community with its Saxon church, village hall which has many activities throughout the year including the popular Staple Country Fayre, The Black Pig pub & restaurant and miles of walks and open countryside.

The nearby larger village of Wingham has a general store, Doctor & Dentist surgeries and newsagent. The villages of Wingham, Goodnestone & Ash have well regarded primary schools and Sandwich & Canterbury both offer an excellent range of Grammar and private secondary schools.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

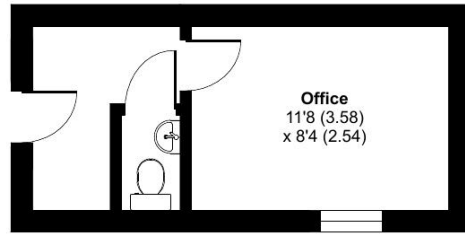
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

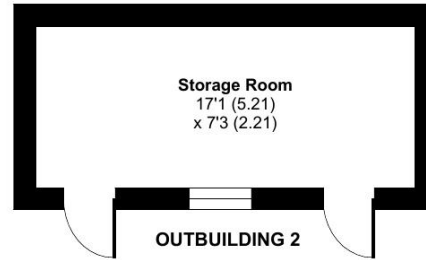
Date: These particulars were prepared on 16/5/24



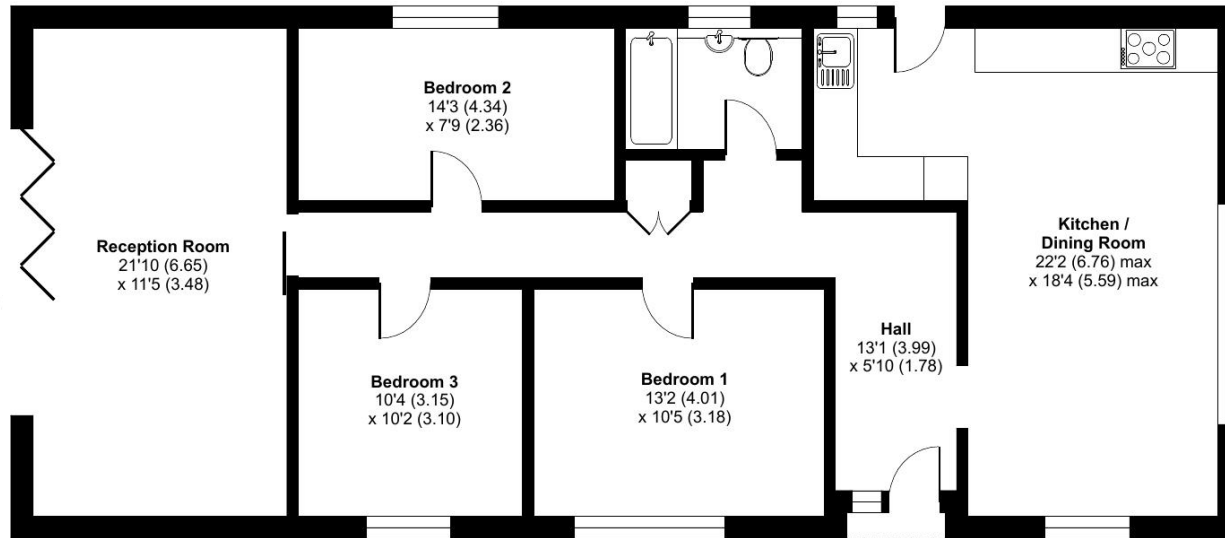
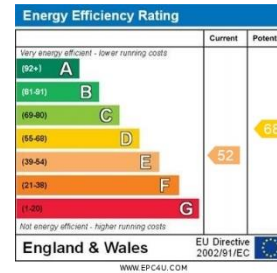
Approximate Area = 1182 sq ft / 109.8 sq m
 Outbuildings = 281 sq ft / 26.1 sq m
 Total = 1463 sq ft / 135.9 sq m
 For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR

Garden
Approximate
82' (25.00)
x 39'5 (12.01)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1129084

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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