



The Coach House Stone Street Stanford Kent TN25 6DN
Guide £750,000

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The Coach House

Stone Street Stanford TN25 6DN

A very well designed, modern home in the semi rural hamlet of Stanford just outside the coastal town of Hythe.

Situation

The Coach House sits back from Stone Street in the semi rural hamlet of Stanford just outside the coastal town of Hythe. The immediate neighbourhood offers a very good selection of shopping and recreational facilities and the Royal Military Canal nearby provides delightful walks as does the varied local countryside.

High Speed rail connections into London St. Pancras are nearby via Westenhanger station, Sandling and Folkestone West train stations. The M20 motorway provides links to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

One of a pair of modern houses built in approximately 2016 to exacting standards with an emphasis on quality and style with modern living requirements in mind, The Coach house provides spacious, open plan accommodation with generous proportions.

The entrance hall leads through to an open plan style kitchen and family area, designed with a range of modern units and integral appliances. This space with its feature full length windows overlooks the landscaped gardens and out towards open fields beyond.

The sitting room has French doors, with an electric awning over, opening out to the rear garden terrace and there is the benefit of a recently fitted wood burning stove. There is an adjoining dining room/study, utility room and a cloakroom on the ground floor.

There is an elegant oak staircase rising to the first floor and spacious landing. The master bedroom

has fitted wardrobes and en-suite facilities and there are three further double bedrooms, all with views to the surrounding countryside and a modern family bathroom.

The owners have recently fitted bespoke shutters to the front of the property.

Outside

The property sits back from Stone Street and is approached by a driveway leading to double garaging and parking. The recently landscaped gardens are a particular feature of the property and back onto open fields and local countryside. There is solar panelling.

Services

Main services are connected except gas and there is oil central heating.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: B

Agents Note

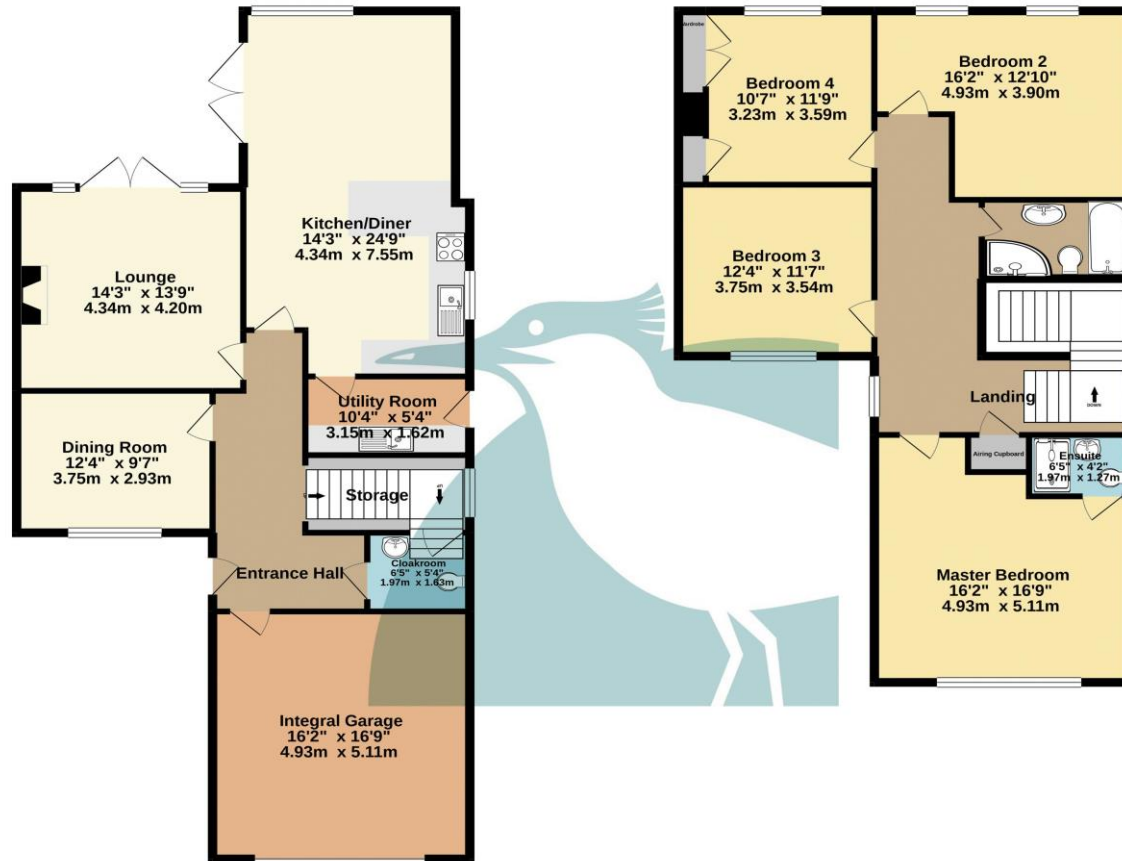
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

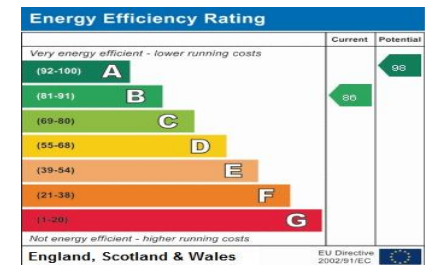
Ground floor
1182 sq. ft. (109.8 sq. m.) approx.

1st floor
974 sq. ft. (90.5 sq. m.) approx.



TOTAL FLOOR AREA : 2157 sq. ft. (200.4 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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