



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



Step inside

21 Kilndown Place

A highly desirable detached residence within the exclusive Radstone Gate development, this property represents one of the finest homes in this intimate collection of luxury properties crafted in 2022 by renowned developer Pentland, celebrated for exceptional craftsmanship, high specification finishes, and elegant architectural design. Set in the heart of the Kent countryside near the sought after village of Stelling Minnis, and within easy reach of Canterbury, this outstanding home occupies a premier plot extending to approximately 0.45 acres, offering privacy, tranquillity, and an impressive 3,200 sq. ft. of versatile accommodation.

Behind electric gates and framed by beautifully landscaped gardens, the property's handsome exterior blends traditional red brick elevations with crisp white detailing and a striking clay tiled roof, creating a timeless and distinguished appearance. A detached triple garage enhances the sense of scale and exclusivity, with planning permission already secured for extension and partial conversion, ideal for a future home gym or office.

Internally, the refined aesthetic continues throughout. Oak internal doors, elegant tiled flooring, a contemporary glass balustrade staircase, and expansive bi fold doors combine to create a bright, spacious, and beautifully cohesive interior. The current owners have also secured planning permission for a substantial full width orangery and utility room, offering exciting scope for further enhancement.

The welcoming entrance hall, complete with cloakroom, leads to a well proportioned study and an impressive bay fronted, dual aspect sitting room featuring a contemporary inset gas fireplace. Spanning the full width of the house, the magnificent kitchen/diner/family room forms the true heart of the home. Two sets of bi fold doors open onto the south westerly facing terrace and garden, creating seamless indoor-outdoor living.

The kitchen is beautifully appointed with two tone cabinetry, quartz worktops, mirrored splashbacks, and a full suite of integrated Neff appliances including double ovens, induction hob, fridge/freezer, and dishwasher. A large central breakfast bar provides an ideal informal dining space, while generous proportions allow for both dining and relaxed seating areas.

The first floor offers three generous bedrooms and a beautifully finished family bathroom fitted with quality Vado and Grohe sanitary ware. The principal suite is particularly luxurious, featuring air conditioning, extensive fitted wardrobes, a bespoke dressing room, and a stylish en suite bathroom.

Occupying the entire second floor is a substantial bedroom suite with its own en suite shower room, perfect as guest accommodation, an au pair suite, or an independent space for older children seeking privacy.

This impressive property enjoys one of the largest plots within Radstone Gate. The gated resin driveway provides extensive parking and leads to the detached triple garage, which itself benefits from planning permission for future expansion.

The gardens have been thoughtfully landscaped for ease of maintenance, predominantly laid to lawn and enclosed by mature hedging. Fruit trees, established shrubs, and well stocked borders provide year round colour, privacy, and visual interest, creating a peaceful backdrop for family life and outdoor entertaining.

This exceptional modern country home combines craftsmanship, design pedigree, generous proportions, and a premier plot within a prestigious development. With planning permissions already in place and beautifully curated interiors, it offers a luxurious lifestyle in one of Kent's most desirable rural settings.











Seller Insight

“Living in the heart of the Kent Downs, an official Area of Outstanding Natural Beauty, has been one of the greatest pleasures of owning our home. Stelling Minnis is truly one of Kent's most desirable villages, a place where rolling countryside, ancient woodland and traditional farmland come together to create a setting that feels both timeless and deeply restorative.

What we've loved most is the balance it offers: peaceful rural living paired with genuine convenience. The village green and the beautiful 124 acre Stelling Minnis Common have been part of our daily life, whether for morning walks, weekend bike rides, or simply enjoying the open space and wildlife. The village itself has everything you'd hope for, a friendly post office and store, the welcoming Rose & Crown pub, St Mary's Church, and of course the historic windmill that gives the village so much character.

Beyond the village, the wider Kent Downs provide some of the most breathtaking scenery in southern England. We've spent countless hours exploring Lyminge Forest, especially during bluebell season, and visiting the Wye National Nature Reserve. The dramatic Kent Heritage Coast, with the iconic White Cliffs of Dover, has always been an easy and memorable day out.

Despite the wonderfully rural feel, Stelling Minnis is exceptionally well connected. Canterbury, Folkestone, and Ashford are all close by, offering excellent shopping, dining, cultural attractions and sporting facilities, including several highly regarded golf courses. For commuting, Ashford International has been invaluable, with High Speed 1 trains reaching London St Pancras in around 36 minutes. Travel further afield is straightforward too, with Dover, Gatwick and London City Airport all within comfortable reach, and Eurostar making continental Europe easily accessible.

For us, owning a home at Radstone Gate has meant enjoying an outstanding countryside lifestyle without ever having to compromise on connectivity or convenience. It's a rare combination, and one we've truly cherished.*

* 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

By Road:	
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 Hospita	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



Ground Floor

Approx. 114.7 sq. metres (1234.5 sq. feet)



First Floor

Approx. 114.4 sq. metres (1231.7 sq. feet)





GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	14'6 x 12'1 (4.42m x 3.69m)
Sitting Room	23'11 x 15'5 (7.29m x 4.70m)
Kitchen/Diner/Family Room	38'0 x 12'11 (11.59m x 3.94m)

FIRST FLOOR

Landing	
Principal Bedroom	16'8 x 15'5 (5.08m x 4.70m)
Walk In Wardrobe	
Dressing Room	
En Suite Bath/Shower Room	
Bedroom 4	12'10 x 11'5 (3.91m x 3.48m)
Bedroom 3	15'7 x 12'10 (4.75m x 3.91m)
En Suite Shower Room	

SECOND FLOOR

Landing	
Bedroom 2	24'0 x 13'0 (7.32m x 3.97m)
En Suite Shower Room	

OUTBUILDING

Triple Garage	28'9 x 19'10 (8.77m x 6.05m)
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OUTSIDE

Wraparound Garden
Front Garden
Gated Driveway

Score	Energy rating	Current	Potential
12+	A		
11-91	B		83 B
9-80	C	77 C	
5-68	D		
19-54	E		
11-38	F		
-20	G		

Council Tax Band: G
Tenure: Freehold

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