



Minnis End
Wheel Barrow Town | Stelling Minnis | Canterbury | Kent | CT4 6AH

 FINE & COUNTRY

Step inside

Minnis End

With stunning and uninterrupted views across the adjacent valley, the aptly named Minnis End nestles in 1.17 acres of grounds on the edge of the famous Minnis and is available with no forward chain. With its origins as a bungalow in the 1950s it has since been considerably extended and updated to become the beautifully presented contemporary family home you see today.

Vehicular access and a pedestrian gate open onto a spacious gravel driveway providing off road parking. It is surrounded by an attractive front garden and leads to the detached pitched roof double garage and the paved and decked front entrance. This opens into a large tiled vestibule with storage cupboards that also house the boiler and through a glass inner front door to the spacious hallway with a cloakroom and additional storage.

It is at this stage that you can begin to appreciate how bright the house is. As well as large windows up the stairs providing plenty of natural light, the superb and elegant sitting room is triple aspect with wonderful countryside views and wide patio doors to the vast rear garden. It also includes a stone fireplace with a log burner that makes a charming focal point.

However it is the vast and stunning family space that really steals the show and continues the 'light and bright' theme. Originally three rooms this hub of the household is also triple aspect with fabulous views and includes French doors to the terrace, a large living/dining area and a contemporary kitchen. This features delightful cream coloured, flat fronted units with Corian worktops housing a built in double oven and a halogen hob with extractor as well as a huge integrated fridge and a dishwasher.

There is an open archway to the useful snug/family area and a door to the adjacent utility room with units to match those in the kitchen, space for laundry appliances and a lobby leading to the conveniently located back door.

The first floor galleried landing is spacious enough for a study area and has access to the boarded and insulated attic. There is a family bathroom with half height cupboards and four double bedrooms with amazing views, including one with an ensuite shower, a large dual aspect double with fitted cupboards and the dual aspect principal suite with an impressive ensuite shower room including a bidet and built in half-height cupboards and drawers.

Outside there is a paved pathway and terraced areas that wraparound the property where you can enjoy outdoor entertaining and a vast lawn, part of which was originally a paddock, a good sized garden shed and the double garage. This has access to a mezzanine level providing plenty of storage as well as a window and French doors to the garden so potentially could be converted to an annexe, subject to the necessary permissions.











Seller Insight

“ We bought this superb property some 23 years ago as we absolutely loved the location with wonderful views, a quiet and peaceful environment yet close enough to the village amenities not to feel isolated. Over the years we have completely renovated and refurbished the property to become a gorgeous family home and have wonderful memories of our life here, however we now plan to downsize and have a property ready to move into.

As well as the opportunity to create an annexe, if a new family have equine interests, they could turn part of the rear garden back into a paddock and build stables. As we literally abut the edge of the Minnis it is possible to ride out of our gate straight onto the Minnis and enjoy a hack without ever having to go on the road. The Minnis is also a great place for a walk with the dog and there are excellent opportunities for cycling around the neighbourhood, while golfing enthusiasts have many courses to choose from such as Echinghill, Sene Valley, Canterbury and Broome Park.

Stelling Minnis is a friendly village with a local pub, an historic windmill, a post office and a village store for any immediate needs as well as a village hall that hosts a variety of activities including discos and regular film nights. It is also accessible to good schools with an excellent village primary school and a nearby bus stop with buses that take children to secondary, grammar and private schools and other activities in Canterbury.

The historic city of Canterbury includes a plethora of UNESCO world heritage historic buildings, high street stores and individual shops, the Marlowe and Gulbenkian theatres, a cinema complex, excellent bars and restaurants as well as two mainline stations with the high speed train from Canterbury West whisking you to London in under an hour. As well as the schools there are three universities and a further education college. While sporting aficionados can watch cricket at the Spitfire county cricket ground or enjoy other facilities at the Kingsmead Leisure Centre and the Polo Farm Sports club.

The Channel Tunnel and Dover are easily accessible for trips to the Continent while Hythe is delightful with its pavement cafes, individual shops and seafront.”*

* 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	6.3 miles
Ashford	14.2 miles
Dover Docks	18.5 miles
Channel Tunnel	7.6 miles
Gatwick Airport	72.8 miles
Charing Cross	69.9 miles

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

The Spitfire Cricket Ground	01227 456886
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Bridge Health Centre	01227 831900
Elham and Hawkinge Surgery	01303 232300
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Petham Primary	01227 700260
Stelling Minnis Primary	01227 709218
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000
Ashford Prep	01233 620493

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000
Ashford School	01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon cinema complex	01233 555644
The Rose and Crown	01227 709265
Pinocchios	01227 457538
Abode Hotel	01227 766266
The Granville	01227 700402
The Pig at Bridge	03452259494
The Bridge Arms	01227 286534

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral

Ground Floor
Approx. 127.6 sq. metres (1373.2 sq. feet)



First Floor
Approx. 103.6 sq. metres (1115.4 sq. feet)



GROUND FLOOR

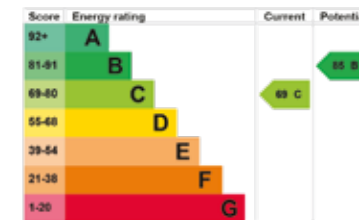
Porch	
Vestibule	13'7 maximum x 11'9 maximum (4.14m x 3.58m)
Cloakroom	
Sitting Room	24'4 (7.42m) x 14'1 (4.30m) narrowing to 11'0 (3.36m)
Kitchen Area	14'7 x 12'0 (4.45m x 3.66m)
Living/Dining Room	20'6 x 14'7 (6.25m x 4.45m)
Utility Room	13'5 x 6'9 (4.09m x 2.06m)
Lobby	
Snug/Family Area	13'9 x 12'0 (4.19m x 3.66m)

FIRST FLOOR

Landing	
Principal Bedroom narrowing to En Suite Shower Room	16'8 (5.08m) x 12'9 (3.89m) 11'0 (3.36m)
Bedroom 4	14'5 (4.40m) narrowing to 13'6 (4.12m) x 7'9 (2.36m)
Bedroom 2	14'7 (4.45m) narrowing to 11'7 (3.53m) x 10'9 (3.28m)
Walk In Wardrobe	
En Suite Shower Room	
Family Bathroom	12'4 (3.76m) x 5'7 (1.70m) narrowing to 4'9 (1.45m)
Bedroom 3	21'7 (6.58m) x 9'3 (2.82m) narrowing to 6'7 (2.01m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Outbuilding	
Double Garage	23'6 x 19'2 (7.17m x 5.85m)



Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

