



**Price**

**£800,000**

**Freehold**

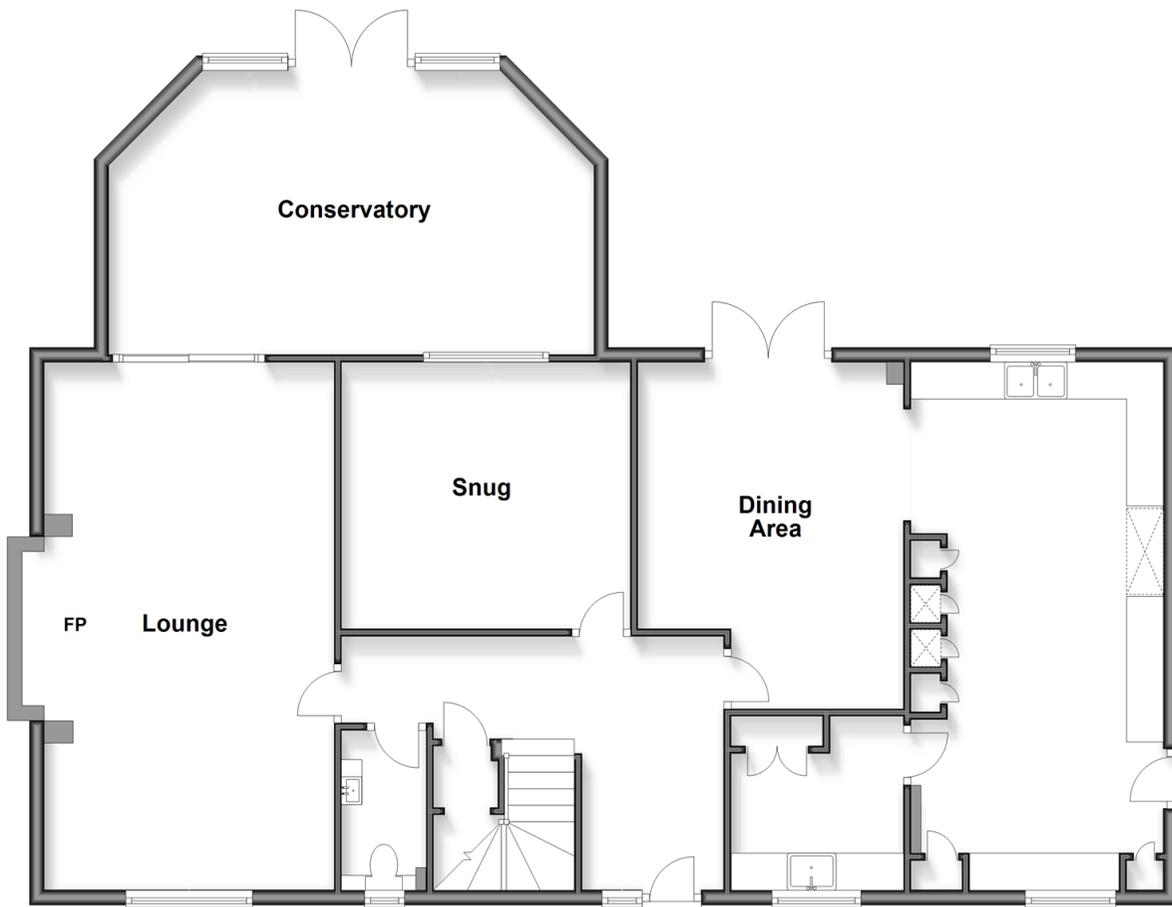
4x  2x  2x 

**Minnis Lane, Stelling  
Minnis, Kent, CT4**

*Wards*  
Helping you move forwards

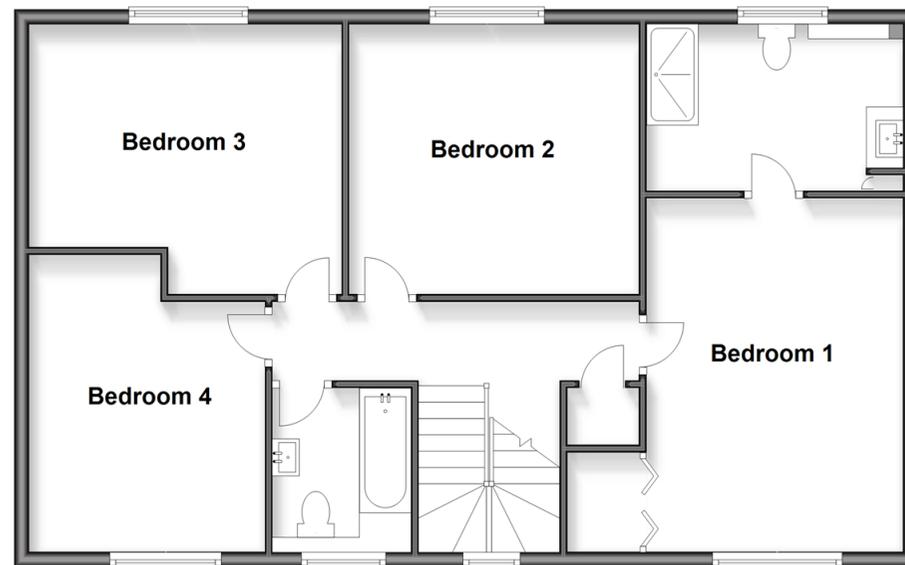
## Ground Floor

Approx. 132.6 sq. metres (1427.2 sq. feet)



## First Floor

Approx. 84.5 sq. metres (909.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 24'2 x 14'0 (7.37m x 4.27m)

Conservatory: 21'7 x 12'8 (6.58m x 3.86m)

Snug: 12'10 x 11'10 (3.91m x 3.61m)

Dining Area: 16'2 x 11'9 (4.93m x 3.58m)

Kitchen: 23'7 x 11'3 (7.19m x 3.43m)

Utility Room: 7'8 x 6'9 (2.34m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 15'5 x 11'4 (4.70m x 3.46m)

En Suite Shower Room: 10'8 x 7'3 (3.25m x 2.21m)

Bedroom 2: 12'10 x 12'0 (3.91m x 3.66m)

Bedroom 3: 13'11 x 11'10 (4.24m x 3.61m)

Bedroom 4: 13'2 x 10'6 (4.02m x 3.20m)

Bathroom: 7'2 x 6'2 (2.19m x 1.88m)

### OUTSIDE

Front Garden

Driveway

Rear Garden



## Main features

- Beautiful detached family home
- Stunning kitchen, fantastic for entertaining
- Generous bedrooms with a neutral decor
- Feature fireplace with log burning stove
- Picturesque village location close to bus stop, village store and local pub

## Nearest Schools

Primary Schools: Stelling Minnis C of E Primary 1.0 miles, Bodsham C of E Primary 2.2 miles, Petham Primary 2.8 miles  
Secondary Schools: Simon Langton Grammar School for Boys 5.5 miles, St Anselm's Catholic School 5.8 miles

## Transport Information

Train Stations: Chartham 5.5 miles, Chilham 5.8 miles, Canterbury East 6.4 miles

## Address

Minnis Lane, Stelling Minnis, Kent, CT4

## Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



16003425/20260129/TG/JT