



Kilndown Place, Stelling Minnis, Canterbury, CT4 6EZ

- Former show home built by Pentland Homes
- Bi-fold doors opening onto landscaped gardens
- Four spacious double bedrooms
- Driveway and Garage
- Available Now
- Stunning open-plan kitchen/dining/family room
- Two further reception rooms
- Two en-suite shower rooms plus family bathroom
- Landscaped rear and side gardens
- Sought-after village location in Stelling Minnis

£3,000 Per Month



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DESCRIPTION

An exceptional opportunity to rent this beautifully presented four-bedroom detached family home in the highly desirable village of Stelling Minnis, just a short drive from Canterbury. Built by the award-winning Pentland Homes only four years ago, this impressive former show home offers spacious, energy-efficient accommodation, contemporary styling and a premium specification throughout, making it an ideal family home in a sought-after Kent village location.

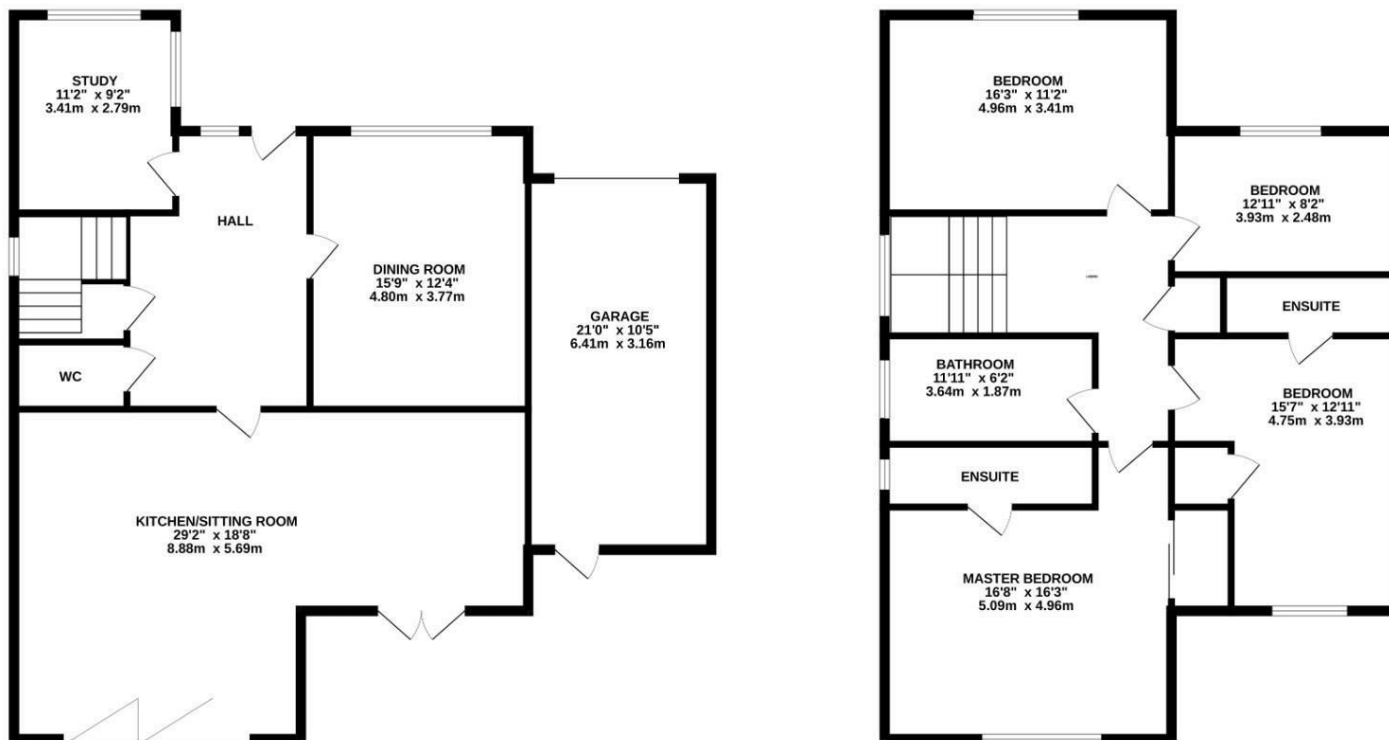
This stunning property is available now, furnished or unfurnished. To the front of the property is a generously sized study, ideal for remote working, together with a convenient cloakroom/WC, as well as a large reception room, which can be used as a formal lounge or additional bedroom. The magnificent open-plan kitchen, dining, and family living area is the true centrepiece of the home and is flooded with natural light through impressive bi-fold doors spanning the rear elevation, this space seamlessly connects indoor and outdoor living. The contemporary kitchen is beautifully appointed with sleek cabinetry, integrated appliances, double ovens, elegant marble worktops, and a central island with breakfast bar.

The first floor continues to impress with four generously proportioned double bedrooms, each benefiting from fitted wardrobes. Two bedrooms enjoy stylish en-suite shower rooms, while the remaining accommodation is served by a luxurious bathroom.

The landscaped rear garden features two newly created patio areas, a dedicated seating space, pergola, and a luxurious hot tub area complete with an outdoor shower ideal for entertaining or relaxing in privacy. A valuable side garden further enhances the outdoor offering, providing additional space to build a garden studio, creating a home office.







TOTAL FLOOR AREA : 2205 sq.ft. (204.9 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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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

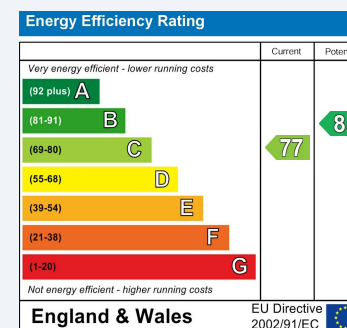
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

