



Freehold



23, St. Mildreds Road, Minster, Ramsgate, CT12 4DE

- Charming Detached Period Cottage
- Over 700 Sq.Ft Of Spacious Accommodation
- Three Bedrooms
- Modern Shower Room
- Two Receptions
- Wood Burning Stove & Exposed Beams
- Generous Size Rear Courtyard & Balcony
- Sought After Village Location

SITUATION:

The property is tucked away at the end of a quiet lane in the heart of the village, close to the popular St Mildred's playing fields. Minster-in-Thanel is one of Thanet's most sought-after villages, ideally positioned west of Ramsgate and north-east of Canterbury, surrounded by picturesque countryside including marshland, farmland and rivers.

The village offers a good range of everyday amenities including local shops, cafés, a doctor's surgery, dentist, primary school, railway station and regular bus services to the surrounding areas. For more extensive shopping and leisure facilities, Westwood Cross Shopping Centre is approximately a 15-minute drive away, offering a wide selection of retail stores, restaurants and a cinema complex.

The historic cathedral city of Canterbury is around 14 miles away and provides an excellent mix of shopping, dining and leisure facilities, including the renowned Marlowe Theatre. The city is also well regarded for its selection of grammar, private and higher education establishments, together with excellent transport links, including high-speed rail services to London St Pancras in under an hour.



DESCRIPTION:

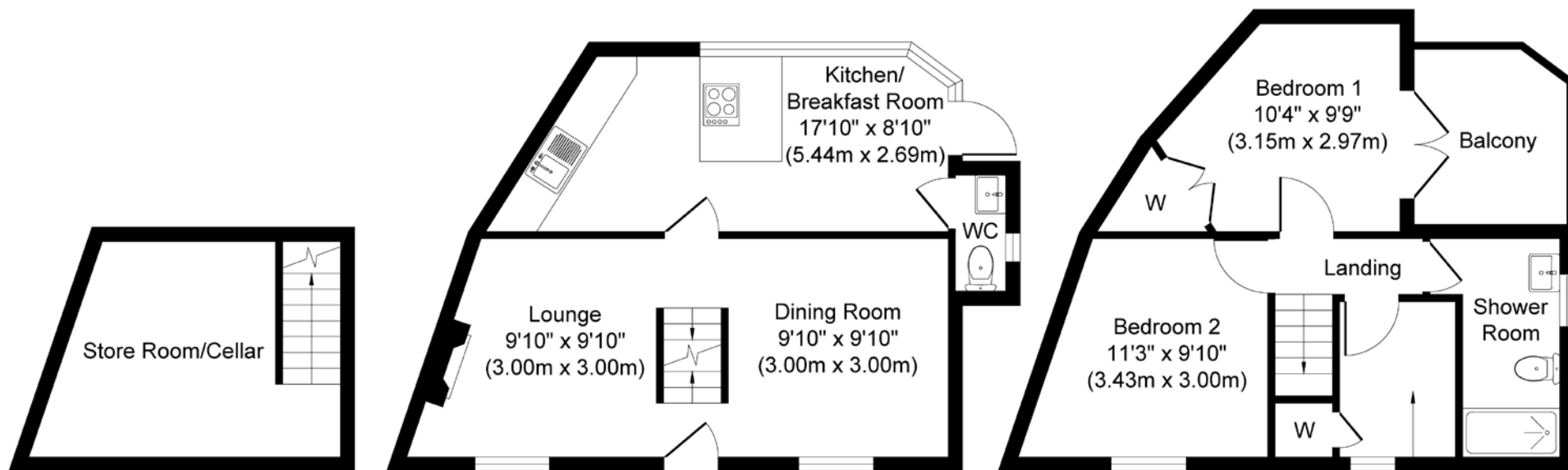
This charming, detached period cottage, extending to in excess of 700 sq. ft., is tucked away at the end of a quiet road in the highly sought-after village of Minster, offering a peaceful lifestyle within easy reach of local schools, shops, amenities, and the railway station. Combining character features with modern comforts, this beautifully presented home is ideal for couples, families, or those seeking a unique property in a desirable village setting, the cottage is ready to move straight into and enjoy.



Internally, the property boasts a bright and welcoming open-plan lounge and dining area, full of charm with exposed beams, character detailing, and a cosy log burner creating a warm and inviting atmosphere. The living space flows seamlessly into a stylish modern kitchen fitted with integrated appliances, and ample storage, making it both practical and attractive for everyday living and entertaining.

Upstairs, the impressive principal bedroom benefits from French doors opening onto a private balcony, providing a peaceful spot to relax overlooking the surrounding area. The second bedroom is a generous double room featuring vaulted ceilings that enhance the sense of space and character, while the third bedroom includes a useful mezzanine level offering flexible accommodation options, ideal for a guest sleeping area, home office, or additional storage space. A recently updated contemporary shower room completes the first-floor accommodation and complements the property's stylish interior throughout.

Further benefits include a refurbished basement providing excellent additional storage space, adding to the practicality of the home. Externally, the property enjoys a private courtyard garden, perfect for outdoor dining or relaxing, along with convenient resident parking directly outside. Blending period charm with modern living, this delightful cottage presents a rare opportunity to acquire a characterful home in a quiet yet convenient village location.



Cellar

Ground Floor
Approximate Floor Area
396 sq. ft
(36.77 sq. m)

First Floor
Approximate Floor Area
331 sq. ft
(30.78 sq. m)



TOTAL FLOOR AREA: 727 sq. ft (67 sq. m)



EPC RATING
E



COUNCIL TAX BAND
C



GENERAL INFORMATION
 All services are mains connected

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