



52 Mill Road, Sturry  
£325,000





## 52 Mill Road

Sturry, Canterbury

Miles and Barr are delighted to offer this four bedroom period home in Orchard Villas located in Mill Road, Sturry. Dating back to 1901 and lovingly restored and immaculately presented by the current owner, if you are looking for a spacious family home with period features and a large garden in a popular village close to the city of Canterbury - this should be top of your viewing list! The accommodation in brief consists of tiled half panelled entrance hall with beautiful decorative lintel, bay fronted lounge open plan to dining room with folding door to separate if needed, both rooms benefit from feature fireplaces, cornicing and engineered wood flooring. Shaker style kitchen with marble effect tops, attractively metro tiled shower room, utilities room, lean to boot room which provides useful storage. First floor, four bedrooms of which three are doubles, bedroom 1 and 2 both have exposed brick feature fireplaces, bedroom 4 is currently been used as a home office. Externally the rear garden is laid to lawn with borders and a decked seating area, a shed provides useful storage. Please check out the virtual tour and then call Miles and Barr to arrange your accompanied viewing.

- 'Outstanding' Local Primary also in the Village
- Close to Canterbury
- Four Bedroom Victorian Home
- Popular Village with Railway Station
- Lovely Restored
- Beautifully Presented
- Good Sized Rear Garden
- Junior Kings School Nearby
- Council Tax Band: C





## Entrance

## Entrance Hall

## Living Room

Dimensions: 4.19m x 4.24m (13'9 x 13'11).

## Dining Room

Dimensions: 4.27m x 3.61m (14 x 11'10).

## Kitchen

Dimensions: 3.28m x 2.57m (10'09 x 8'05).

## Lean To Boot Room

Dimensions: 2.57m x 2.01m (8'5 x 6'7).

## Shower Room

Dimensions: 2.31m x 1.73m (7'7 x 5'8).

## Utility Room

Dimensions: 2.08m x 1.02m (6'10 x 3'4).

## First Floor

## Landing

## Bedroom One

Dimensions: 3.63m x 3.43m (11'11 x 11'3).

## Bedroom Two

Dimensions: 3.61m x 2.77m (11'10 x 9'1).

## Bedroom Three

Dimensions: 3.30m x 2.84m (10'10 x 9'4).

## Bedroom Four

Dimensions: 2.59m x 1.73m (8'6 x 5'8).







## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)