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putting people first

Property brochure



AUGUSTINE ROAD
MINSTER
KENT
CT12 4DQ

Price: £575,000

5 Bedrooms

2 Receptions


3 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax D



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

Looking for Village life? This house must be seen! The house is within a short walk of Minster Village with its array of pubs, convenience shops, the library and station connecting to London. The house itself has been extended and remodelled to provide a huge house with plenty of living and bedroom space to accommodate many different ways of life - for instance if working from home office space is important you have plenty of choice, or if you have a dependant relative, or teenager requiring their own space there is a downstairs bathroom and shower room. There is a very large open plan kitchen leading on to the lounge which has bi-fold doors taking you to the garden, there is also a separate dining room at the front of the house. The large enclosed rear garden is south facing and offers plenty of space for adults and children's entertaining area. Call today to view to appreciate all this house has to offer!

Location

A thriving community lies at the heart of the historic village of Minster in Thanet. At the very centre of the village is the monastery, founded in the VIIIth century and with the existing buildings dating back in part to 1027 to which both occasional and regular visitors are welcomed. Minster itself provides a range of local shopping, dining and recreational facilities, a village school and a mainline railway connection to London (approximate travel time 75 minutes). A further more comprehensive range of shopping and recreational facilities are available at Westwood Cross which lies 4 miles to the east, whilst the Cathedral city of Canterbury lies approximately 12 miles to the west. The stunning Kent coast can be accessed at nearby Pegwell Bay with its beautiful nature reserve which is just 3 miles distant.

Accommodation

GROUND FLOOR:

Hallway	
Dining room	20'8" (6.30m) x 12'0" (3.66m)
Kitchen	22'9" (6.93m) x 13'2" (4.01m)
Lounge	22'7" (6.88m) x 12'6" (3.81m)
Bedroom	11'6" (3.51m) x 6'6" (1.98m)
Study area	7'9" (2.36m) x 3'8" (1.12m)
Shower room	

FIRST FLOOR:

Bedroom	13'3" (4.04m) x 12'5" (3.78m)
En-suite shower room	
Bedroom	13'1" (3.99m) x 12'5" (3.78m)
Bathroom	10'6" (3.20m) x 7'9" (2.36m)
Bedroom	12'2" (3.71m) x 9'5" (2.87m)
Dressing room	
Bedroom	12'3" (3.73m) x 6'7" (2.01m)

OUTSIDE

Enclosed rear south facing garden
Integral garage



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Key Features

- 5 bedroom detached house
- Minster Village
- 3 bathrooms
- Enclosed rear garden
- Integral garage
- Large rear garden

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0022985/20240124/KWDP



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