



**South Point Stone Street, Stelling Minnis - CT4 6DF**

Guide Price **£625,000**



Approximate Gross Internal Area (Excluding Garage) = 131 sq m / 1407 sq ft

Garage = 17 sq m / 183 sq ft

Outbuildings = 53 sq m / 572 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.





## South Point Stone Street

Stelling Minnis, Canterbury

A superb opportunity to purchase a unique quality home that sits on approximately 3/4 of an Acre. This impressive home is coming to the market for the first time since constructed thirty years ago. The accommodation comprises: Covered entrance, welcoming spacious entrance hall, cloakroom/WC, lovely light and bright double aspect living room with sliding glazed doors leading to rear garden, well fitted out kitchen/breakfast room with room for central dining table, bedroom one and bedroom two enjoying attractive views over the rear garden, bath/shower room, dining room/bedroom three, utility room and WC accessed via the garage and rear garden. Outside: To the front of the property there is a large in and out driveway providing plenty of parking with central lawn and mature trees. Attached garage. Wide access to the side leading to the large rear garden with sun terrace, pond lawn and mature plants shrubs and trees. Stable, workshop, large store and delightful summerhouse.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



















## Laing Bennett

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