

FOR SALE



MORLAIX, SCHOOL LANE, STOURMOUTH
OFFERS IN THE REGION OF £479,000.00


MARTIN & CO



The Perfect Family Home In The Countryside!

Spacious, immaculately presented bungalow set in the countryside with stunning outside space and bright, modern interior finished to a high spec. Set in the peaceful village of Stourmouth.

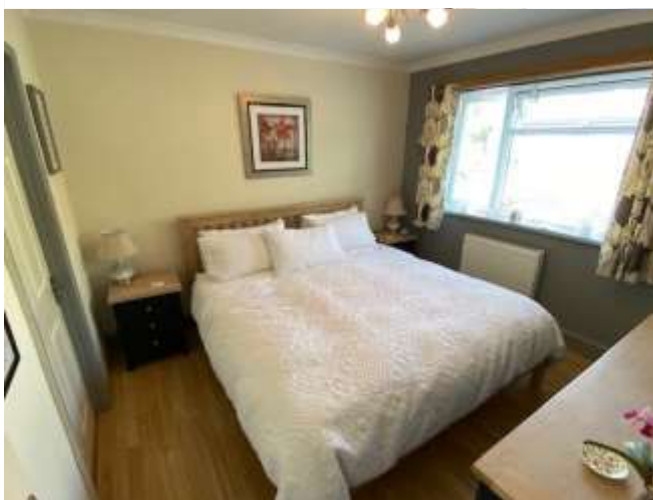
Arranged over two floors, this charming home opens with an entrance lobby leading to a long entrance hall. First, you will find the primary bedroom and a walk in wardrobe/study followed by a good-sized shower room.

Continue on and you will find the kitchen at the rear of the property, which has fully fitted appliances and a lovely view of the garden.

There is also ample living space, which includes a large family room and garden room with doors that open out onto the patio. On top of that, there is also a spacious formal sitting room at the front of the property.

On the first floor you will find two generous double bedrooms with plenty of storage.

Other features include solid oak flooring in the lounge and dining room, gas central heating, with a new boiler fitted one year ago, and a fully maintained burglar alarm & CCTV system.



OUTSIDE - You will notice from the photos that the garden has been landscaped into seating areas providing a tranquil paradise to relax in after a long day at work. It is the perfect space for entertaining too, with an outdoor kitchen and BBQ area for keen cooks. The garden runs along both sides of the property and is well stocked with trees and flowers. There is also a greenhouse, summer house and sheds, as well as side access to the garage. To the side of the property there is parking for three cars.

LOCATION - Sandwiched between Stodmarsh and Monkton nature reserves, Stourmouth is a beautiful village in the heart of the Kentish countryside, with plenty of walks directly on your doorstep. The nearby cathedral city of Canterbury is just a 20 minute drive from the property and you can also be at the coast in 15 minutes. There are plenty of amenities, including a lovely pub just five minutes' walk from the property!



KITCHEN 14' 8" x 8' 4" (4.47m x 2.54m) Kitchen looking out onto the garden. Fully fitted kitchen (electrical goods to stay).

GARDEN ROOM 10' 8" x 9' 5" (3.25m x 2.87m) Garden room with access to garden

FAMILY ROOM 15' 11" x 11' 6" (4.85m x 3.51m) Large reception room with solid wood floors

SITTING ROOM 19' 10" x 11' 6" (6.05m x 3.51m) Sitting Room with solid wood floors

DRESSING ROOM/STUDY 10' 0" x 7' 11" (3.05m x 2.41m) Multi use room currently linked to primary bedroom.

PRIMARY BEDROOM 10' 9" x 10' 0" (3.28m x 3.05m) Bedroom (accommodates Superking bed). Walk-in wardrobe off bedroom (could be converted back to a fourth bedroom). Wardrobes and matching chest of drawers to remain.

SHOWER ROOM 8' 0" x 8' 4" (2.44m x 2.54m) Bathroom with large shower.

BEDROOM TWO 12' 6" x 12' 1" (3.81m x 3.68m) Double bedroom

BEDROOM THREE 13' 11" x 12' 6" (4.24m x 3.81m) Double bedroom

GARAGE 16' 6" x 8' 6" (5.03m x 2.59m) Separate Garage

Here is what the vendor says:

"Over the last thirteen years it has be good living in a quiet country lane (cul-de-sac) with many footpaths from the doorstep that can take you to many local places through orchards and fields. A great country pub within five minutes' walk or you can stretch your legs and go to Pluck's Gutter (Dog & Duck), Preston (Moon & Stars) and Grove Ferry (Grove Ferry Inn). It is a five minute drive to join the A299 to take you to the M2 and onwards and short journeys can get you to Westwood Cross shopping centre, Canterbury, Sandwich or local beaches. Again a short journey can get you access to high speed trains at Thanet Parkway, Minster or Canterbury. We are only two miles away from Preston with a shop, butcher, nursery, tea room/restaurant and the good rated Primary School."



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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Martin & Co Canterbury

71 Castle Street • Canterbury • CT1 2QD

T: 01227 455717 • E: canterbury@martinco.com

01227 455717

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.