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## Property brochure



MONKTON ROAD  
MINSTER  
KENT  
CT12 4EB

Price: £625,000

3 Bedrooms

1 Reception

2 Bathrooms

Double Garage

EPC D

Tenure FREEHOLD  
Council Tax E



ramsgate@oakwoodhomes.biz



01843 590900



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### The Property

NO CHAIN! DO NOT MISS OUT on this once in a generation opportunity to secure a beautiful and spacious Victorian Villa in the very heart of the lovely bustling village of Minster. Properties of this character, and in this condition are extremely rare and having been much improved by the current owners in their 22 year tenure we cannot recommend internal inspection highly enough. The property offers 2 reception rooms, a large modern fitted Kitchen/breakfast room, conservatory, utility room and guest W.C to the ground floor, whilst to the first floor, there are 3 double bedrooms - the master having an ensuite and walk-in wardrobe. The lower ground floor serves as a games room, separate lounge or fourth bedroom and lovely wrap around gardens, off street parking for 3/4 cars and a double garage complete the package on this beautiful period home.

### Location

A thriving village 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 7th 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.

### Accommodation

#### GROUND FLOOR

Entrance porch:

Entrance hall:

Lounge: 14'06" (4.42m) x 12'03" (3.73m)

Dining room: 14'09" (4.50m) x 12'01" (3.68m)

Kitchen/Breakfast room: 24'08" (7.52m) x 10'08" (3.25m)

Utility room: 7'04" (2.24m) x 6'04" (1.93m)

Guest W.C: 4'06" (1.37m) x 3'08" (1.12m)

Conservatory: 20'09" (6.32m) x 9'03" (2.82m)

#### LOWER GROUND FLOOR

Games room: 17'09" (5.41m) x 13'03" (4.04m)

#### FIRST FLOOR

Bedroom: 12'10" (3.91m) x 11'04" (3.45m)

En- suite: 5'06" (1.68m) x 5'06" (1.68m)

Walk in wardrobe:

Bedroom: 14'06" (4.42m) x 12'02" (3.71m)

Bedroom: 12'04" (3.76m) x 12'02" (3.71m)

Bathroom: 8'06" (2.59m) x 8'02" (2.49m)

#### OUTSIDE

The property occupies a slightly elevated position. The front garden has a range of planted beds and borders and has a wrought iron railing to the front boundary. There is gated pedestrian access to the rear garden which wraps around the property, with a lawn and a variety of seating/entertaining areas, and a further west facing side garden providing pergola covered patio area for the evening sun. The rear of the property has a driveway for 3/4 cars which leads to a double garage measuring 21'03" (6.48m) x 17'01" (5.21m).



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## Property brochure

### Key Features

- NO CHAIN
- Stunning double fronted house
- Victorian Villa
- Immaculately presented
- Master with en- suite and walk-in wardrobe
- 3 double bedrooms
- Games room/Bedroom 4
- Lovely kitchen breakfast room
- Conservatory
- Wrap around gardens

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023891/20240827/SEDP



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