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## Property brochure



THE MANOR HOUSE  
SARRE COURT  
SARRE  
BIRCHINGTON  
KENT  
CT7 0LE

Price: £275,000

2 Bedrooms

1 Reception

1 Bathroom

Resident's Parking

EPC E

Tenure Share of Freehold  
Council Tax D



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

Stunning share of freehold apartment in a beautiful Grade II listed Manor House. This first floor apartment blends Georgian character with contemporary design to create a delightful home. Tall sash windows and high ceilings flood the home with natural light, creating a bright and inviting atmosphere. The spacious lounge and dining room is perfect for entertaining, while the modern kitchen features sleek high-gloss units and complimentary work tops. The property also offers two double bedrooms (one with a Juliet balcony) and a stylish bathroom that is finished with modern fixtures to complement the home's character.

### Location

Situated approximately 4 miles from Birchington in the direction of Canterbury, the village of Sarre has a well regarded and historic pub. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.

### Accommodation

Entrance Hall	
Lounge/Dining Room	13'9" (4.19m) x 20' (6.10m)
Kitchen:	9'5" (2.87m) x 8'7" (2.62m)
Bedroom 1:	12' (3.66m) x 10'5" (3.17m)
Bedroom 2:	13'9" (4.19m) x 8'1" (2.46m)

### Outside

The communal gardens extend to approximately 3 acres and are beautifully landscaped and include a tennis court. There is resident's and visitor parking.

### Share of Freehold

Lease Remaining 101 Years

Maintenance Charge: £2100 Per Annum - Includes buildings insurance

Each vendor owns a share of the freehold and is a member of 'Sarre Court RTM Company'.



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### First Floor



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### Key Features

- Located in a stunning Grade II listed Georgian Manor House with original period details
- First-floor apartment with 2 spacious double bedrooms, one featuring a Juliet balcony
- Off Road Parking
- Large Sash Windows
- Village Location
- Communal Grounds
- Share Of Freehold

### 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. BIR0024047/20240930/JLDP



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