



Windmill Close, Canterbury



St. Martins Windmill Windmill Close Canterbury Kent CT1 1PT



Description

Ground Floor

- Lobby
- Living Room
19'2 x 19'2
(5.84m x 5.84m)
- Kitchen
15'2 x 11'4
(4.62m x 3.45m)
- Dining Room
18'9 x 11'4
(5.72m x 3.45m)

First Floor

- Landing
- Bedroom
19'2 x 19'2
(5.84m x 5.84m)
- Bathroom
- Shower Room

Second Floor

- Landing
- Bedroom
17'9 x 15'1
(5.41m x 4.60m)

- Bedroom/Study
9'10 x 9'10
(3.00m x 3.00m)

Third Floor

- Bedroom
14'6 x 14'6
(4.42m x 4.42m)

Fourth Floor

- Bedroom
11'9 x 11'9
(3.58m x 3.58m)

External

- Off Street Parking
- Detached Garage
- Rear Garden

Property

A rare find indeed is this fabulous Grade II listed windmill which dates back to 1817 and is found along a private road and stands on a good-sized plot enjoying extensive views from the upper floors over Canterbury, the Cathedral and beyond. This unique home is steeped in history and boasts many attractive and period features including exposed beams and brickwork to name just a few. The mill was a working mill up until the 1890's, it was then converted to a house in 1920.

The accommodation is arranged over five floors. To the ground floor there is a lounge with natural brick walls in the main mill, off which is a kitchen with a comprehensive range of units and delightful dining/family room with vaulted ceiling and access to the garden.

To the first floor there is a bedroom, bathroom and a shower room. To the second floor there are two further bedrooms, one of which is currently used as a study, ideal for working from home in a quiet setting. There are further bedrooms on the third and fourth floors with charming views towards the Cathedral. Each level is steeped in history and really does tell a different story. Externally, there is off street parking and a detached garage. The good-sized rear garden has been well-maintained and is mainly laid to lawn with a wide variety of plants, shrubs, trees and a vegetable plot. There are patio areas, ideal for entertaining.



Location

St. Martins Mill is found within easy access to the city centre with its High Street and all its amenities. These include an excellent modern shopping centre, St Augustine's Abbey, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

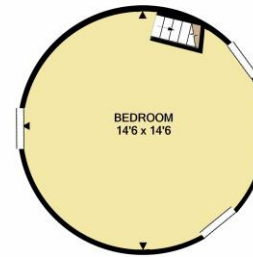
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

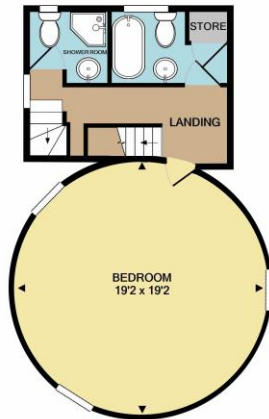




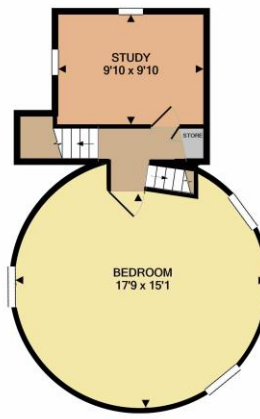
GROUND FLOOR
APPROX. FLOOR
AREA 716 SQ.FT.
(66.5 SQ.M.)



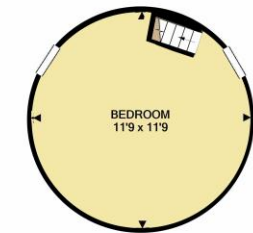
3RD FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.7 SQ.M.)



4TH FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2193 SQ.FT. (203.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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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14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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