







Honeysuckle Cottage

Maxted Street

Stelling Minnis

Canterbury, Kent CT4 6DH

A unique detached cottage, beautifully presented and full of character set in a secluded beautiful rural position in the North Downs.

The thoughtfully designed accommodation includes an impressive bespoke kitchen/dining room, an elegant and light-filled sitting room opening to the garden, three bedrooms, separate bathroom and shower room.

Village inn and store (fuel station) within easy walking distance. Good links to Canterbury and M20 motorway via Stone Street.



Communications

Canterbury – 7 miles

Wye (with train station) – 5 miles

A2/M2 – 8 miles

M20 (Jct 11) – 6 miles

Channel Tunnel – 7 miles

Ashford International/HS1 – 13 miles

Honeysuckle Cottage enjoys a delightful rural setting on the edge of the sought-after village of Stelling Minnis, renowned for The Minnis - 124 acres of beautiful open common land offering wonderful opportunities for walking, horse riding and enjoying the surrounding countryside.

Within Stelling Minnis is a shop and Post Office, together with the Rose & Crown public house, creating a welcoming village community. Highly regarded primary schools are located in the neighbouring villages of Bossingham, Stowting and Bodsham.

Bus services connect the village with the Cathedral City of Canterbury and the coastal towns of Folkestone and Hythe. Canterbury offers an outstanding range of educational facilities, including highly regarded grammar schools, excellent independent schools, universities, and a wealth of cultural, leisure and shopping amenities.

The nearby B2068 provides convenient access to the M20 motorway, while nearby Ashford offers the International Station with High Speed rail services to London St Pancras, making the area well suited to both commuters and those seeking an accessible country lifestyle.

Honeysuckle Cottage

Unassuming from the front, this charming cottage opens into a wonderfully light and spacious home, with an impressive open-plan layout designed for modern living.

The generous sitting room forms the heart of the house, featuring two sets of bi-fold doors that open seamlessly onto the rear patio, creating an effortless connection between the indoor and outdoor spaces.

The principal bedroom is a particularly attractive retreat, boasting vaulted ceilings, a bank of fitted wardrobes and French doors opening directly onto the garden.

Two further bedrooms are served by a well-appointed family bathroom and an additional shower room.

The boarded and illuminated attic has been used extensively by the current owners over the years and offers excellent additional storage or hobby space, with potential that is well worth exploring, subject to any necessary consents.





The property is approached via a quiet country lane, leading to a private gravel driveway providing parking for several vehicles. To the rear, the delightful garden enjoys a sunny aspect and an attractive green outlook.

A paved terrace extends onto a generous lawn, while a small wooded area to one side creates a secluded, shaded corner, perfect for keeping chickens, children's adventures or simply enjoying a more natural setting. A recently constructed garden shed provides useful external storage.

Services

Mains water and electricity, oil fired central heating with radiators, wood burning stove, septic tank drainage.

Directions

SatNav - Postcode: CT4 6DH

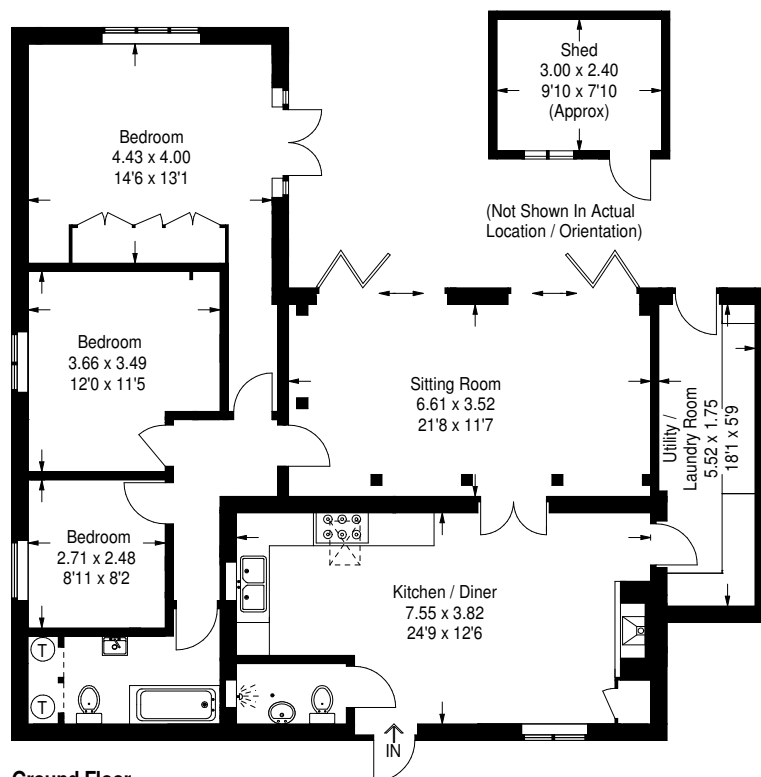
Alternatively, please use the What Three Words website for pin point accuracy.

<https://w3w.co/cuddled.thumb.flesh>

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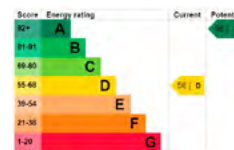
Honeysuckle Cottage, Maxted Street, Stelling Minnis



Ground Floor

Approximate Gross Internal Area = 120.0 sq m / 1292 sq ft
Shed = 7.2 sq m / 77 sq ft
Total = 127.2 sq m / 1369 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID776784)



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If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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The Villages