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The Villages

Thyme Cottage 6 Rose Lane Stelling Minnis

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Thyme Cottage

6 Rose Lane

Stelling Minnis

Canterbury, Kent CT4 6FF

A delightful modern house with a tile hung heritage style exterior and wagon lodge style car barn with EV charging.

The house is one of just 13 homes designed by CDP Architecture as part of the 'Rose Lane' eco-development by 'Rogate' in a Kentish vernacular.

Tenure: Freehold

Council Tax Band: D

Accommodation

- Entrance (Heritage colour front door)
- Sitting/Dining room
- Fitted Kitchen (integrated appliances)
- Cloaks/Utility room • Landing • 3 bedrooms (1 Ensuite)
- Bathroom

Gardens

- Lawns • Flower beds • Patio • Parking space
- Rear gate

Communication

Canterbury (HS1) – 7.3 miles

M20 motorway (Jct. 11) – 8.7 miles

Channel Tunnel – 9.5 miles

Ashford International station (HS1) – 18.4 miles





Specification

- Under floor heating & radiators
- 'Worcester' boiler
- Air recirculation system
- LED lighting
- Double glazing
- Insulation to applicable standard
- Fibre Broadband
- NHBC warranty (approx. 5 yrs remaining)
- Wood burning stove
- Rainwater shower

Thyme Cottage

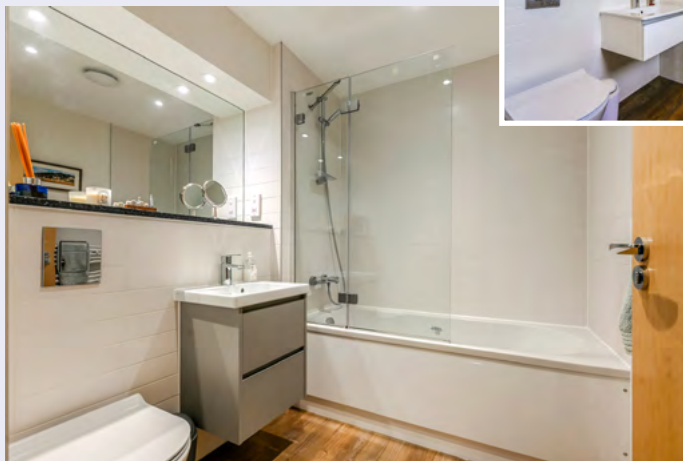
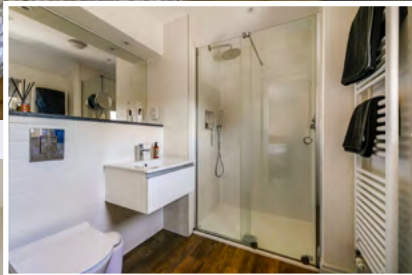
'Rogate' have a reputation for delivering niche developments that are architect designed and Thyme Cottage is a modern three-bedroom, two-bathroom home with a tile hung front elevation complimented by neighbouring homes following the same theme.

The 'Rose Lane' development is an eco-development comprising of just 13 homes amongst attractive landscaping designed by CDP Architecture in a Kentish Vernacular style.

The residents are shareholders in a management company which maintains the grounds and facilities and the development is therefore a friendly community of residents with a shared interest.

The house presents a wonderful opportunity to acquire an energy efficient, modern and low-maintenance home in a wonderful North Downs village location.





Situation

Rose Lane is close to The Minnis in the centre of the village which boasts the Rose & Crown Inn and the thriving Stelling Minnis Post Office and Stores. There is Windmill, a bus service and a popular Primary school shared by neighbouring Bossingham.

Stelling Minnis is a delightful village which is surrounded by countryside and accessible to the Minnis itself, an extensive area of Common Land on the Kent Downs providing picturesque walks and a haven for wildlife important as a natural habitat.

On the outskirts is the old Roman road of Stone Street (B2068) providing a fast route between the Cathedral City of Canterbury and the M20 motorway (Jct. 11).

The nearby Cathedral City of Canterbury has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities and two railway stations.

Services

Mains water, electricity, drainage to communal treatment plant, Propane Gas supply.

Management Company

The property is sold with a share in the management company and subject to a service charge of the annual equivalent of £850.00.

Tenure: Freehold

Council Tax: Band D

Flood risk: No risk

Connectivity: Fibre Broadband and mobile coverage available

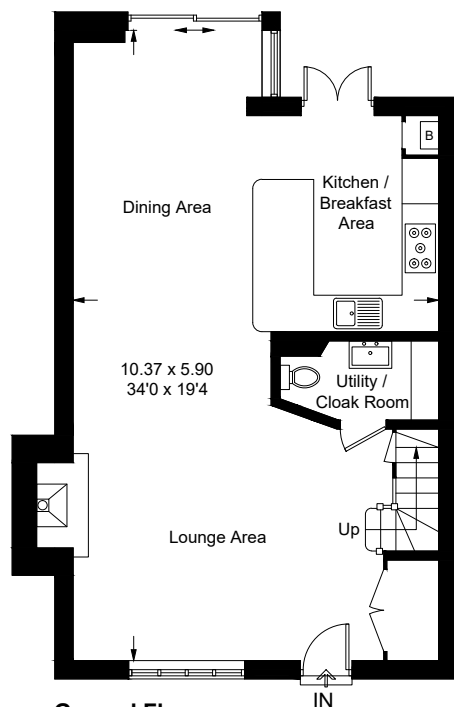
Directions

SatNav: CT4 6FF

Viewing

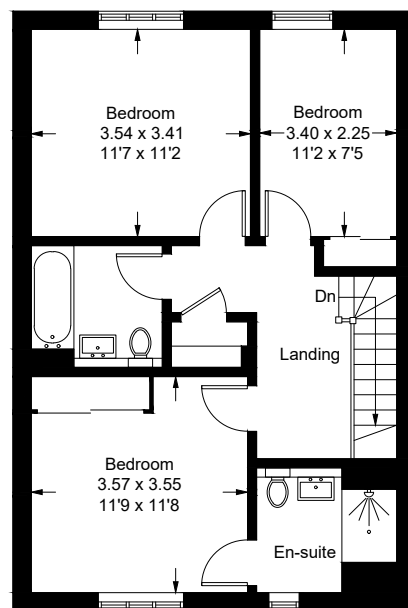
Strictly by appointment only. If you would like to view this property, please telephone our offices (AHS240130) - V10844

Thyme Cottage, Rose Lane, Stelling Minnis, Canterbury

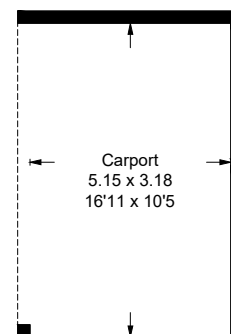
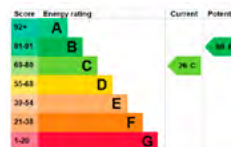


Ground Floor -
59.9 sq m / 645 sq ft

Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft
(Excluding Carport)



First Floor -
55.5 sq m / 597 sq ft



(Not Shown In Actual
Location / Orientation)

Outbuilding



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. (ID1326687)
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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

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.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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