

Timbercombe

Minnis Lane

Stelling Minnis, Kent CT4 6AS

A spacious 5 bedroom (2 bathroom) family house (approx 2,700ft²) with three good size reception rooms and a large conservatory situated right on The Minnis (124 acres of common land) within walking distance of the village inn and village shop/ Post Office.

Guide £860,000



Accommodation

- Entrance Porch • Kitchen/Breakfast Room • Drawing Room • Sitting Room • Dining Room • Conservatory
- Cloakroom • Master Bedroom with En suite
- 4 further Bedrooms • Family Bathroom • UPVC double glazed windows • Oil fired central heating

Gardens

- Gated entrance • Double Garage (electric door)
- Driveway • Lawned rear garden with mature planting and trees • Patio area • Parking for caravan
- Mower shed • Gazebo

Communications

- Canterbury – 7 miles • A2/M2 – 8 miles
- M20 (Jct 11) – 6 miles • Channel Tunnel – 7 miles
- Ashford International Station (HS1) – 13 miles





Situation

'Timbercombe' is situated in the centre of the village of Stelling Minnis and approached across the The Minnis which is 124 acres of glorious common land with wonderful walks and rides. Across The Minnis and within walking distance of the house is shop/Post Office and nearby Rose & Crown village inn. The well regarded primary school is in the close neighbouring village of Bossingham. The village is well served by bus services providing access to the Cathedral City of Canterbury and coastal towns of Folkestone and Hythe.

Canterbury in particular offers a fabulous choice of schools both in the state and independent sectors including grammar schools for boys and girls as well as universities and cultural interests.

The nearby B2068 provides a fast route to the M20 motorway connecting with Ashford International Station with domestic High Speed (HS1) trains to London St Pancras.

Timbercombe

A deceptively large family house originating from the 1960's with a number of later additions and commanding a fine aspect over The Minnis yet enjoying considerable privacy and seclusion. If the rambling Minnis is not enough, there is a good size garden to the rear of the house and plenty of off-road parking including a provision for a boat or caravan to one side.

The accommodation is presented to an excellent standard with a modern style kitchen and bathrooms along with double glazed windows and oil fired central heating.

There are three ground floor reception rooms with a large double glazed conservatory in addition and a kitchen large enough to eat in with integral appliances.

On the first floor there is a master bedrooms with en suite and views over The Minnis and four further bedrooms along with a family bathroom.

The Gardens

The house is surrounded by its own gardens and approached across The Minnis through a walled front garden with double gates. There is provision for a caravan or boat at one side with an electric power source and a double garage with electric door, rear door, water supply and plumbing for a washing machine.

The rear garden has a good size mower shed, a variety of trees including a copper beech, large cherry and magnolia tree. The borders include a number of notable shrubs including rhododendrons, acers and a camellia. There is a sun patio, gazebo and a useful log store.

Services

Mains water and electricity, oil fired central heating, septic tank drainage.



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.

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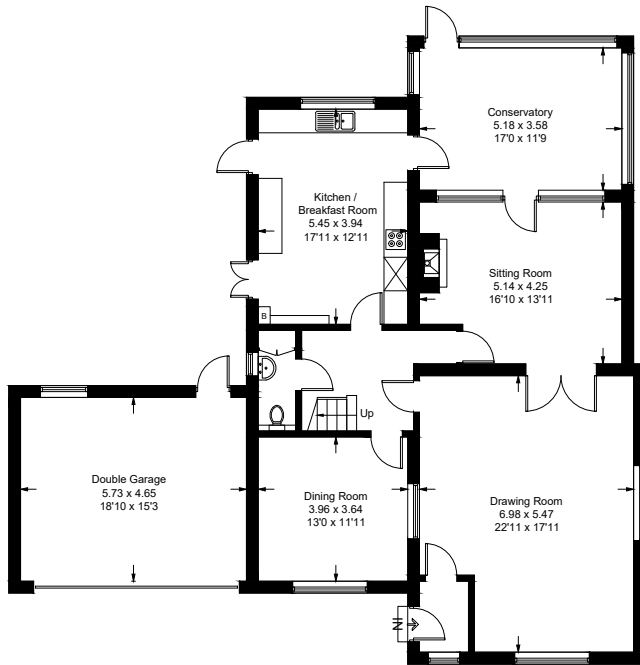
All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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.

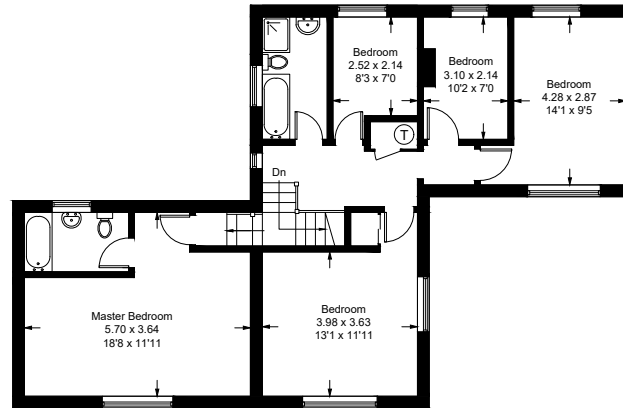
Viewing

Strictly by appointment only. (Ref: C1414)

Timbercombe, Minnis Lane, Stelling Minnis



Ground Floor - 158.7 sq m / 1708 sq ft



First Floor - 88.6 sq m / 954 sq ft

Approximate Gross Internal Area = 247.2 sq m / 2662 sq ft
(Including Double Garage)

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. (ID467097)



Directions

From Ashford proceed south on the M20 motorway leaving at junction 11. Join the B2068 signposted to Canterbury and proceed towards Stelling Minnis. Pass the Six Mile petrol station on the right hand side and proceed for about 1.5 miles before turning right signposted to Stelling Minnis into Curtis Lane. Take the next left hand turning into Minnis Lane and almost opposite the village store/Post Office, turn right into the gravel driveway and Timbercombe will be found at the end.



Country Houses

DISTINCTIVE COUNTRY PROPERTY

Bossingham and Stelling Minnis

These delightful villages are divided by 'The Minnis' – an open expanse of grassland and coppice, common land ideal for walkers, riders and picnics. Both villages combine a thriving community with many local activities.

There is a well equipped village shop/Post Office and popular inn at Stelling Minnis whilst there is a well regarded primary school and inn/restaurant at Bossingham.

Both villages combine a thriving community and are well served by buses providing access to Folkestone, Canterbury and schools.

Located a short distance from the villages is the old Roman road of Stone Street (B2068) providing a fast link with the M20 motorway/Channel Tunnel and the Cathedral City of Canterbury/A2. The surrounding countryside is highly regarded being on the edge of the North Downs and concealing hidden valleys, woodland and well managed farmland.



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Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



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To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

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At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

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Whatever stage you are at, feel free to give me a call. I would be happy to help.



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Country Houses

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