



5 Stablegate Mews, St Stephens Road, Canterbury CT2 7FD



- Stunning Period Stable Conversion
- Within An Exclusive Mews Setting
- Sympathetically Converted To A High Standard
- Two Bedrooms
- Impressive Open Plan Living Space
- Several Original Exposed Beams
- Allocated Parking Space For One Car
- Easy Access To Canterbury West Station

SITUATION:

Stablegate Mews is situated in the St Stephens area of Canterbury, with easy access to Canterbury West Station, with its fast service to London St Pancras.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail

link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.





DESCRIPTION:

A beautifully presented Grade II Listed stable conversion, set within an exclusive mews style setting in the highly sought-after St Stephens area of Canterbury.

The property dates back to circa 1690, but was sympathetically converted to a high standard in 2009 and now offers a harmonious blend of traditional character with modern luxury.

Due to the property's convenient location, excellent condition and limited outside space, this would make an ideal 'lock up and leave' weekend/holiday home.

The property is accessed via an attractive set of stable doors, which lead into an entrance hallway.

The entire ground floor is completely open plan and is particularly light and airy, with large casement windows and a pleasant dual aspect.

Lovely reclaimed teak flooring complements the original features, such as exposed ceiling beams.

The kitchen has been fitted with an excellent selection of traditionally styled wall and floor units, set around wood effect work surfaces and some integrated appliances.

A staircase rises to the first floor and two spacious bedrooms and the family bathroom.

The bedrooms both have exposed ceiling beams, whilst the bathroom has been fitted

with a stylish white suite, with a WC, a vanity sink, a bath with a shower over it and is finished with ceramic wall tiles and a natural stone floor.

OUTSIDE:

The property is situated opposite a lovely walled park with St Stephens church as a pretty backdrop. Cob House has one parking space within a shared parking area, set within a walled courtyard exclusively for the development.



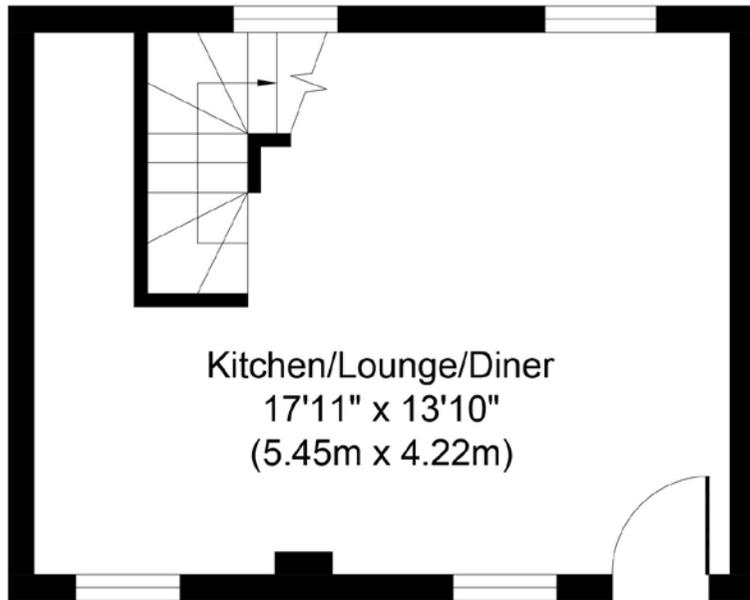
TENURE: LEASEHOLD

TOTAL FLOOR AREA: Approx. 538 sq. ft (50 sq. m)

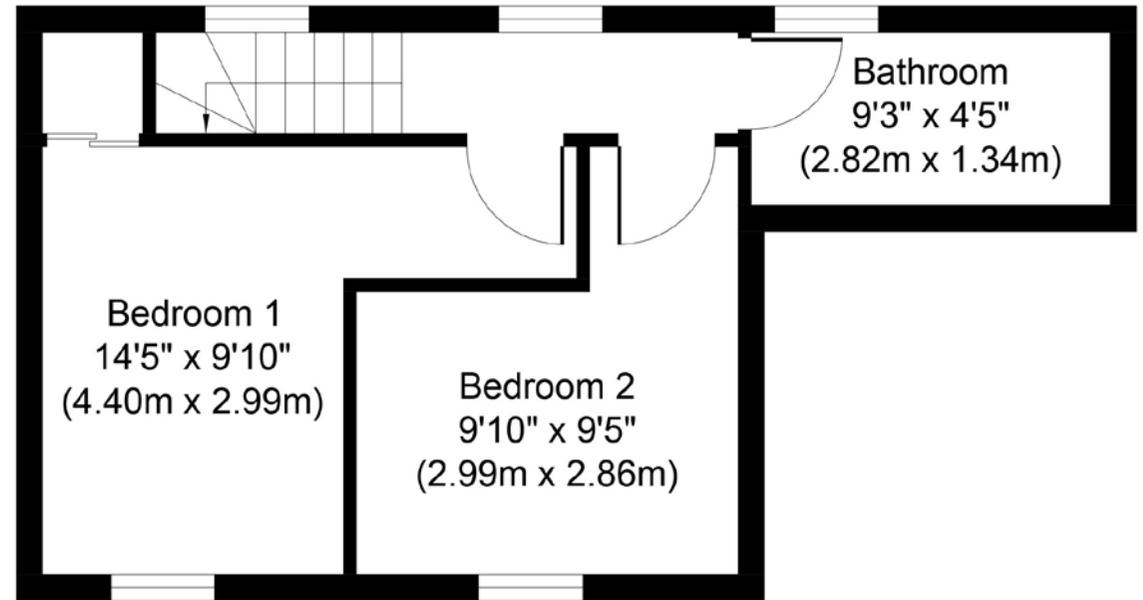
EPC RATING: Exempt

COUNCIL TAX BAND: C

GENERAL INFORMATION: The property is Grade II Listed and has a flying freehold. We understand from the vendor that the lease was created in 2010 with a term of 999 years and there is an annual maintenance charge of £50.



Ground Floor



First Floor

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