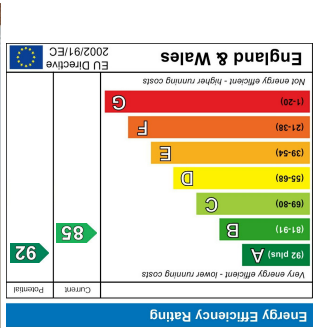


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



2 SCEPTRE COURT  
BIRCHINGTON



33 Station Road, Birchington, Kent, CT7 9DJ  
t 01843 844899 e [birchington@milesandbarr.co.uk](mailto:birchington@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT



2 SCEPTRE COURT  
BIRCHINGTON

£325,000



- Village Location
- No Forward Chain
- Built 2018/19
- 3 Bedrooms
- Master with Ensuite
- Spacious Lounge Diner
- Spacious Kitchen Diner
- Off-street parking
- Lots of Storage
- Lawned Garden

LOCATION

The Hamlet of Acol, one of the smallest communities in Thanet, is conveniently situated within easy reach of Birchington; with its highly regarded schools, bustling high street and mainline train station as well as offering excellent road access to Canterbury and the M2 to London. Acol is steeped in history; close by is the famous chalk pit where Smuggler Bill met with a sticky end as told in the well-known poem 'The Smuggler's Leap'. This beautiful hamlet is surrounded by open fields where beyond you may hear music from the 'Summer Proms' at our local stately home, Quex Park, on a July summer evening. Not forgetting Quex Barn, a supplier of local produce such as locally farmed beef, seafood and a host of different cheeses which is also only a few minutes' drive away. Acol boasts a variety of properties from unique period cottages to outstanding barn conversions as well as a selection of family homes and prestigious detached dwellings. It really is perfect if you're looking for a rural retreat without feeling too isolated where local beaches, Westwood Cross shopping centre and the historic City of Canterbury are all still easily accessible. Not forgetting of course, the ferry ports of Ramsgate and Dover no more than 20-45 minutes' drive away.

ABOUT

BEAUTIFULLY BRIGHT, AIRY AND SPACIOUS FAMILY HOME!  
Miles and Barr are delighted to be offering this spacious and versatile family home to the market with NO FORWARD CHAIN. Set within Acol village just a short drive from Birchington, Westgate & Minster this home is a must see for any serious purchaser in search of a spacious family home that is ready to move right into. Designed and Built by a reputable local developer in 2019, in our opinion the accommodation is not only spacious, but well planned with plenty of storage for the growing family - just take a look at the floorplan! Arranged over two floors the ground floor is comprised of a large open plan living room with three windows making the most of the natural light, a hallway with access to a downstairs WC and a spacious fitted kitchen diner. The first floor further boasts a landing with two built in storage cupboards, three well proportioned bedrooms; the master benefitting from an ensuite shower room, and a further family bathroom. The picture is complete externally with off-street parking for two vehicles and an enclosed landscaped rear garden with patio, lawn and fenced perimeters.

To avoid disappointment call Miles and Barr on 01843 844899 to arrange an immediate accompanied viewing!

DESCRIPTION

- Entrance
- Hallway
- Lounge/Diner 27'11 x 15'07 (8.51m x 4.75m)
- Kitchen 13'07 x 11'09 (4.14m x 3.58m)
- WC 7'11 x 3'02 (2.41m x 0.97m)
- First Floor
- Bedroom One 15'07 x 10'04 (4.75m x 3.15m)
- En Suite 11'0 x 6'0 (3.35m x 1.83m)
- Bedroom Two 11'11 x 10'0 (3.63m x 3.05m)
- Bedroom Three 11'11 x 6'09 (3.63m x 2.06m)
- Bathroom 8'05 x 7'06 (2.57m x 2.29m)
- External
- Rear Garden

