

www.milesandbarr.co.uk/referral-fee-disclosure

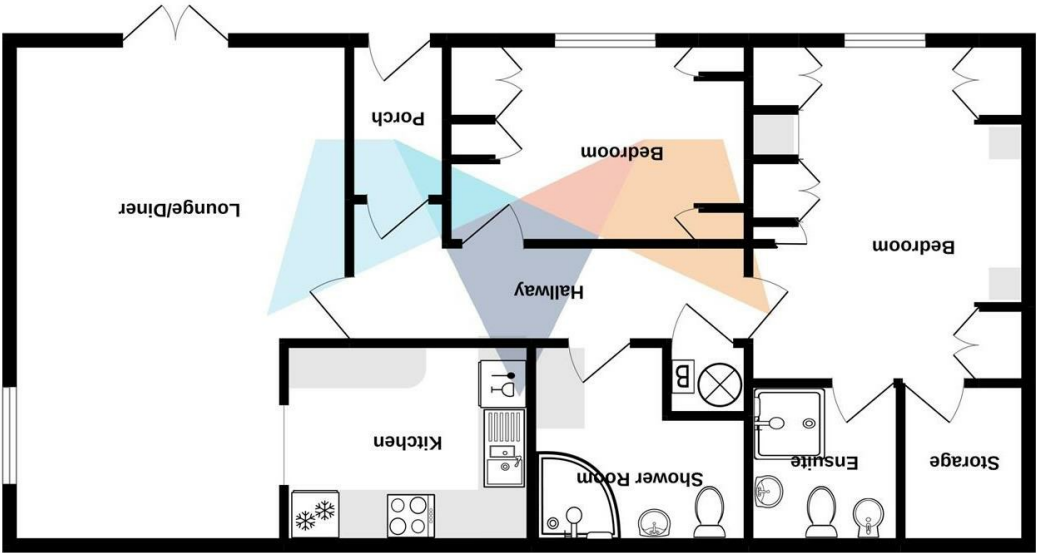
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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:



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
	G	(17-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-80)
	A	(81-100)
Very energy efficient - lower running costs		
Current	72	
Possible	53	



TOTAL FLOOR AREA: 79.1 sq.m. (851 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.
As to their reliability or efficiency can be given.
Made with Meterix 10/22



GROUND FLOOR
79.1 sq.m. (851 sq.ft.) approx.

SARRE COURT SARRE



SARRE COURT
SARRE

£375,000

- Two Double Bedrooms
- En-Suite & Dressing Room To Master Bedroom
- Modern Fitted Kitchen
- 20ft Lounge Diner
- Separate Shower Room
- Use Of Communal Tennis Court
- Excellent Decorative Order Throughout
- 3.5 Acres Of Private Communal Grounds
- No Onward Chain!

LOCATION

A pretty village situated between Canterbury and Margate, Sarre is famous for The Crown Inn, a Grade 1-listed 15th Century building also known as The Cherry Brandy House. This is the only place in the country where it's possible to buy cherry brandy made from a secret Huguenot recipe. Sarre was one of the Thanet ports that once bordered the Wantsum Channel before it silted over. Now located inland, Sarre is an attractive village with some lovely old brick houses. Golf and riding are available nearby. The surrounding fields and woodlands offer delightful walks and cycle rides, Sarre Penn Valley and Stodmarsh are excellent locations for bird-watching. If you're looking for rural village life that is still only a 10 minute drive to the beautiful Kentish beaches and 20 minutes to historic Canterbury, then this could be the ideal spot for you.

ABOUT

BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW SET IN A PRIVATE SEMI-RURAL SETTING!

Miles & Barr are extremely pleased to be offering this beautifully presented two bedroom bungalow located in the ever popular Sarre Court, in the village of Sarre. Originally built as a manor house, Sarre Court sits within just under 3.5 acres of landscaped communal grounds complete with walled perimeters and its own tennis court. "The Gamble" is situated to the rear of Sarre Court and was originally built in 2001. Internally the bungalow boasts two double bedrooms, an en-suite shower room and dressing room to the master bedrooms, a 20ft lounge diner, a modern fitted kitchen and a separate family shower room. Externally you have your own low maintenance paved garden with fenced perimeters and gated access to your own off street parking area for numerous vehicles. There is also ample space for a cabin or home office to be erected to the side of the bungalow. In our opinion this property would make the perfect home for anybody wanting a rural retreat either to live in full time or to use as a secure second home. The property is being offered with NO ONWARD CHAIN and an early internal viewing is essential to fully appreciate all that is on offer!

The seller has also informed us that the property will be sold with a share of the freehold and the lease is currently being extended to 999 years.

MATERIAL INFORMATION

Length of lease : 125 Years from September 2000
Annual ground rent amount : NA
Ground rent review period : TBC
Annual service charge amount : approx. £140 per month
Service charge review period : TBC
Council tax band : D

DESCRIPTION

Entrance

Entrance Porch

Entrance Hall

Lounge Diner 20'6 x 13'9 (6.25m x 4.19m)

Kitchen 10'0 x 7'11 (3.05m x 2.41m)

Bedroom One 13'8 x 11'4 (4.17m x 3.45m)

En-Suite Shower Room 6'6 x 6'2 (1.98m x 1.88m)

Dressing Room 6'7 x 4'9 (2.01m x 1.45m)

Bedroom Two 12'2 x 8'3 (3.71m x 2.51m)

Shower Room 8'10 x 5'5 (2.69m x 1.65m)

EXTERIOR

Rear Garden

Off Street Parking

