



MOUNT PLEASANT
RAMSGATE

£575,000

- Four Bedroom Detached Family Home
- Situated on a Generous Sized Plot
- Ample Off Road Parking
- Detached Double Garage
- Versatile Living
- Rural Location
- Close to The Village of Minster
- Excellent Transport Links

LOCATION

Minster In Thanet is a desirable growing village with a population of approximately three thousand people situated to the west of Ramsgate and to the north east of Canterbury, it is very popular with families due to the schools available, along with village lifestyle. Minster has a great sense of community and a vibrant centre that can provide for all of the residents everyday requirements, there are two popular pubs which serve food, an award winning restaurant, The Corner House, a micro pub, doctors surgery, veterinary clinic, hardware store, supermarket, fish & chips, and Minster Tandoori. The railway station, which links to Ramsgate, Canterbury West and St Pancras is towards the bottom of the village and there are excellent road links to the A299 and M2 plus plenty of countryside for lovers of the "Great Outdoors". The village has plenty of history as well as some beautiful ancient properties including the Abbey and St Mary The Virgin Norman church.

ABOUT

A One Off Home on Generous Plot...

Miles and Barr are thrilled to present to the market this four bedroom detached property located on the outskirts of the ever popular village of Minster, Ramsgate. The village itself has a real sense of community and is large enough to offer local shops, a Doctors Surgery, a Veterinary Clinic, two public houses and a microbrewery as well as takeaways and the award-winning Corner House restaurant.

Lovers of the countryside will appreciate the area for walking, horse riding and cycling as well as there being several golf courses within a short drive. Those requiring swift access to exit roads from the Thanet area find this a favourable location especially if a daily commute is being made to Canterbury, Whitstable or beyond. Minster has a railway station which connects to Ramsgate and Canterbury West, with fast rail to London St Pancras.

The property itself is on a generous plot, and offers accommodation comprising of an entrance porch and hallway, downstairs bathroom, a central dining area, with two double bedrooms, lounge, kitchen and conservatory off of it. Upstairs is a further double bedroom, and a single bedroom/study. Externally the property sits in amongst a lovely enclosed garden, accessed via long sweeping gated driveway, with ample parking. The garden is mainly laid to lawn, with a couple of sheds, detached double garage, chicken coop, pond, and mature trees/shrubs, including fruit trees. The property also has use of solar panels.

This home is ideal for a family, and would make a great home, with the outside space and excellent transport links. Call sole agents Miles and Barr today to arrange your viewing!

DESCRIPTION

Entrance

Entrance Porch

Hallway

Bathroom 7'08 x 4'10

Dining Area 15'01 x 10'05

Conservatory 12'05 x 10'00

Lounge 14'01 x 11'00

Kitchen 11'00 x 9'11

Utility Area 8'11 x 6'05

Bedroom/Office 14'08 x 11'01

Bedroom 11'00 x 11'00

First Floor

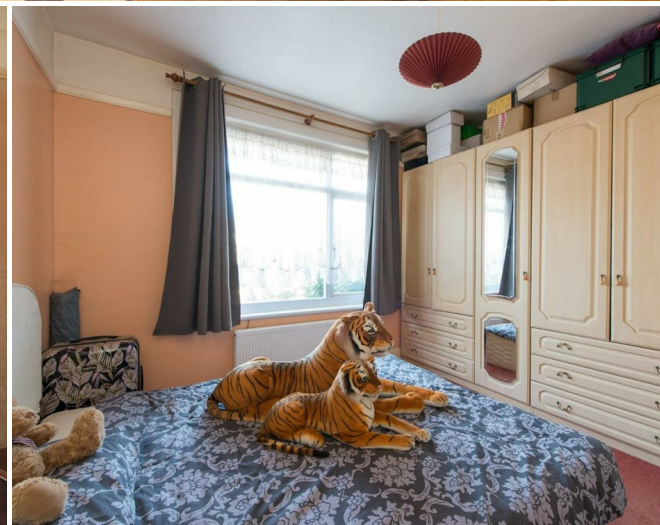
Bedroom 15'08 x 11'01

Bedroom/Study 8'11 x 8'00

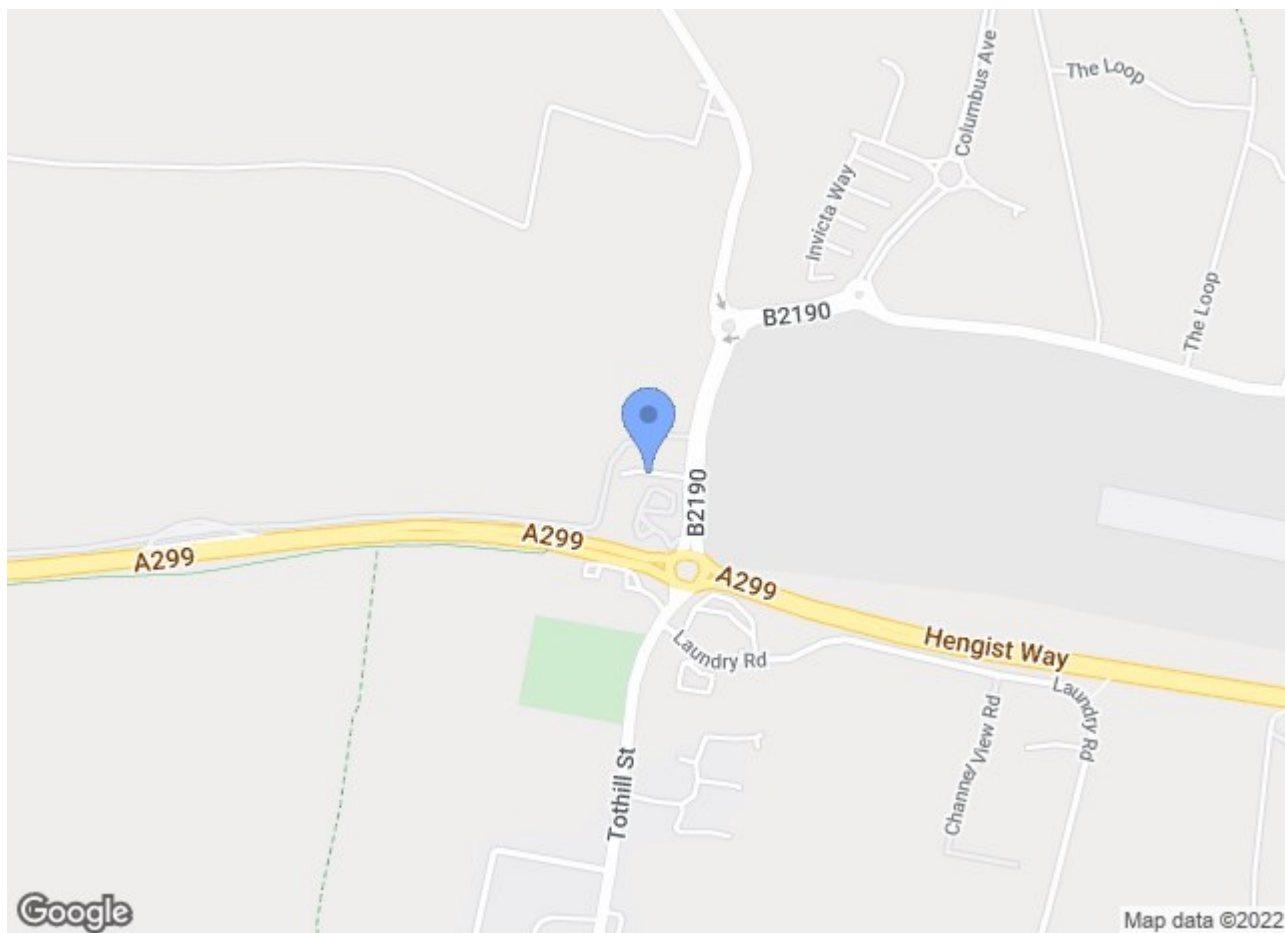
External

Off Street Parking

Rear Garden



MOUNT PLEASANT RAMSGATE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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