



The Street, Staple, Canterbury

  
MILES & BARR  
EXCLUSIVE





Orchard Lea  
The Street  
Staple  
Canterbury  
Kent  
CT3 1LN



**Description**

Ground Floor

- Entrance Hall  
22'8 x 12'5  
(6.91m x 3.78m)
- Living Room  
26'10 x 22'8  
(8.18m x 6.91m)
- Kitchen/Diner  
28'7 x 26'7  
(8.71m x 8.10m)
- Utility Room
- Cloakroom
- Boot Room
- Hall/Study  
22'11 x 12'6  
(6.99m x 3.81m)
- Bedroom  
16'5 x 9'5  
(5.00m x 2.87m)
- Boiler Room
- En-suite Bathroom
- Dressing Room  
11'3 x 7'8  
(3.43m x 2.34m)
- Sun Terrace  
28'8 x 6'11  
(8.74m x 2.11m)
- Bedroom  
16'6 x 14'5  
(5.03m x 4.39m)
- En-suite Shower Room
- Bedroom  
16'6 x 14'0  
(5.03m x 4.27m)
- En-suite Bathroom
- Walk-in Wardrobe

External

- Driveway
- Double Garage  
21'2 x 20'0  
(6.45m x 6.10m)
- Workshop  
20'0 x 13'4  
(6.10m x 4.06m)
- Loft Above Garage  
29'2 x 15'2  
(8.89m x 4.62m)

First Floor

- Landing
- Bedroom  
29'9 x 13'4  
(9.07m x 4.06m)

## Property

Stunning modern architect designed home boasting over 5000 square feet (including the outbuilding) and occupying a generous plot of approximately 0.7 of an acre and set in the rural and much sought-after village of Staple. The property was built in 2010 to provide spacious and well-designed social living accommodation with great views over the garden and countryside.

Entered via a spacious hallway with a galleried landing leading to a vast contemporary style open-plan well-equipped kitchen/dining/living area with lovely views over the garden. There is a separate triple aspect family living room with log-burner, a study, a bedroom/dining room, boiler room, cloakroom, utility room and boot room.

On the first floor, there is an extremely large master bedroom with en-suite bathroom and dressing room, which has been designed so that it could be remodelled to convert into two or potentially three rooms, if required. There are two further very large double bedrooms with contemporary styled en-suites.

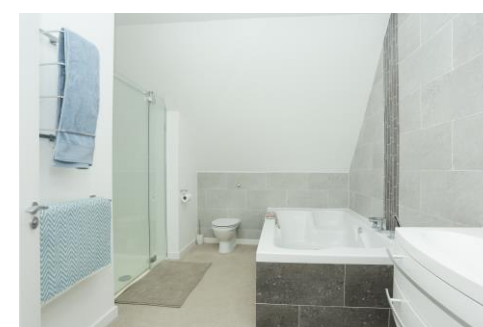
Externally, the property has a good-sized garden surrounded by countryside with lawns, mature trees, driveway, double garage/workshop with storage over and ample parking.



## Location

Staple has a village hall, a church and a public house, whilst further amenities are found in both nearby villages; Wingham and Ash. The Cathedral City of Canterbury is approximately 9 miles away where you will find a variety of shopping, dining, cultural and recreational facilities, as well as a number of highly regarded schools in both the public and private sectors including grammar schools. The Cinque Port town of Sandwich is approximately 4.5 miles away and is home to Royal St. Georges Golf Club venue for the occasional open.

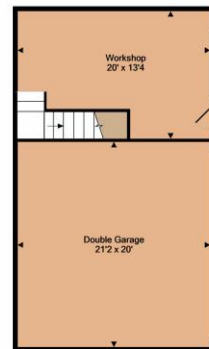
Staple is a small village in East Kent. It lies only 2 miles from the nearby villages of Ash and Wingham which have a good selection of local shops and amenities, pubs and post office facilities. The nearest primary schools to the property are St Faith's in Ash which is 1.3 miles away and Wingham Primary School which is 2.2 miles away with regular busses to and from. The property is just under 5 miles to the town of Sandwich and is about 9 miles to Canterbury's city centre. There are regular busses, local pubs and a playing field close by. The property enjoys a rural position with good road links via A2/M2 to London with rail links to London St Pancras available from Canterbury West.



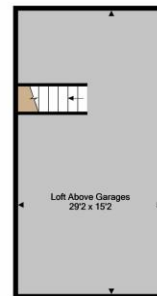




GROUND FLOOR  
APPROX. FLOOR  
AREA 226 SQ.FT.  
(22.3 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.2 SQ.M.)



LOFT SPACE  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 196 SQ.FT.  
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 5480 SQ.FT. (509.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
Tel: 01227 499000  
Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

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)