



Stuppington Lane, Canterbury

  
MILES & BARR  
EXCLUSIVE



3 The Oasts  
Stuppington Lane  
Canterbury  
Kent  
CT1 3TJ



**Description**

Ground Floor

- Entrance Hall
- Cloakroom
- Lounge/Diner  
23'7 x 17'6  
(7.19m x 5.33m)
- Kitchen  
17'7 x 11'6  
(5.36m x 3.51m)

First Floor

- Landing
- Bedroom  
17'6 x 13'11  
(5.33m x 4.24m  
with built-in  
wardrobes)
- En-suite Shower  
Room
- Bedroom  
14'8 x 14'7  
(4.47m x 4.45m)
- En-suite Shower  
Room
- Family Bathroom

Second Floor

- Landing
- Bedroom  
18'4 x 9'6  
(5.59m x 2.90m)
- En-suite Shower  
Room
- Bedroom  
14'8 x 13'6  
(4.47m x 4.11m)

External

- Rear Garden
- Double Garage
- Parking to the rear

## Property

A fantastic period four bedroom attached oast conversion found in an enviable rural setting enjoying outstanding views of the open countryside.

The property is found within easy access to the Cathedral city of Canterbury with its wide variety of amenities. This delightful home provides spacious and well-proportioned living accommodation which is arranged over three floors. To the ground floor there is a cloakroom and a good-sized kitchen/breakfast room. The kitchen has a comprehensive range of units with integrated oven, hob, dishwasher, fridge and washing machine. There is also a comfortable lounge/diner.

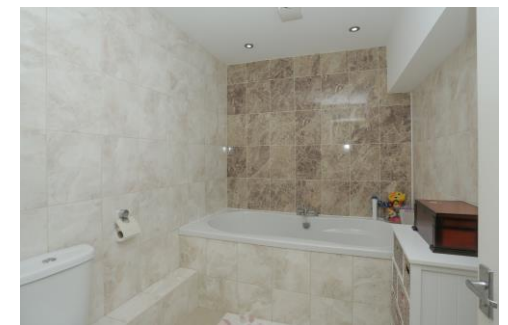
To the first floor there are two bedrooms, both with en-suite shower rooms and a family bathroom.

To the second floor there are two further bedrooms, one again having an en-suite shower room.

Externally, the enclosed rear garden is laid mainly to lawn with well-stocked plant and flower beds. There is also a double garage and parking to be found at the rear with electric up and over door.

The property is offered to the market with no onward chain.

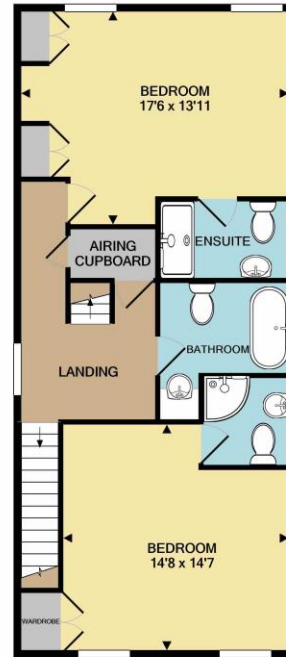
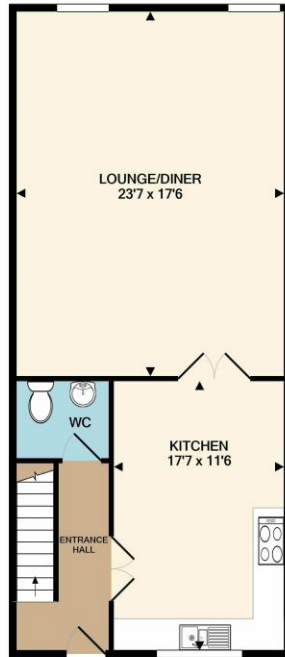
N.B. The property has electric heating and cesspit drainage. There is no gas to the property.



## Location

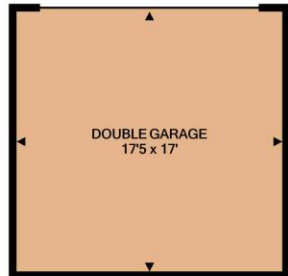
Stuppington Lane is found within easy access to Canterbury city centre (approx. 1.5 miles distance/30 minutes' walk) where you will find a wide variety of shops, bars, cafes and restaurants. Canterbury also offers a wealth of leisure and recreational facilities including Scotland Hills golf course, Kent country cricket ground and the popular Marlowe Theatre to name just a few. Canterbury also offers a high-speed railway service from Canterbury West station to London St. Pancras in less than an hour. There are a number of highly regarded schools to be found in both the public and private sectors including grammar schools as well as Kent university and Canterbury Christchurch University.





2ND FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1013 SQ.FT.  
(94.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 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>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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