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11 Minster Road, Acol, Birchington CT7 0JB

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## 11 Minster Road, Acol, Birchington CT7 0JB

- Creatively Presented Semi- Detached Residence
- Three Bedrooms & Open Plan Living Area
- Bold Décor & Aesthetic Enhancements
- Almost 200 Ft Rear Garden & Summer House
- Wonderful Rural Views Yet Easy Access To Canterbury
- Pretty Hamlet Of Acol Moments From Birchington
- Arty Town Of Margate Just Five Miles Away
- Easy Access To The Cathedral City Of Canterbury

### SITUATION:

Minster Road sits within the rural hamlet of Acol, yet moments from the charming sea-side village of Birchington, with its many shops, bakeries, pubs and restaurants which adorn its bustling High Street. The village has a mainline station with high-speed links to London and is also served by a primary school. Birchington is home to Quex Park, 250 acres of beautiful parks and gardens which include the historic Quex House and Powel-Cotton Museum, whilst numerous beautiful sandy beaches are just a mile or so away including nearby Minnis Bay, known for its fine sunsets.

The thriving arty town of Margate is less than five miles away and is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of

boutique shops and international cafes and restaurants. The town is also served by a variety of High Street stores, whilst the recently developed Westwood Cross shopping centre offers a superb array of shopping and recreational amenities. Margate has much to see and do, including three theatres, the Winter Gardens, The Theatre Royal (the second oldest theatre in the country) and the Tom Thumb Theatre (one of the smallest theatres in the world).

The vibrant city of Canterbury also offers a wide choice of amenities including a fantastic range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular, recently refurbished Marlowe Theatre. It has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service. There is a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail links connects with London's St. Pancras from Canterbury West station in just under one hour.



DESCRIPTION:

A creatively presented three bedroomed semi-detached property which has been artistically enhanced with bold décor, sleek herringbone flooring and metro style tiles.

Occupying a generous plot with a garden reaching almost 200ft long and enjoying splendid views of meadows. The current owners have recently installed a well-insulated studio which is currently used as a cinema/music room and can be enjoyed all year round.

Situated perfectly for access to Canterbury, Margate and Sandwich the property enjoys a central location within the peaceful hamlet of Acol, moments from the popular Birchington with its bustling high street and pretty seafront.



The property is accessed via a side entrance which and leads one to a striking open plan living area which has been thoughtfully designed to offer plenty of space for cooking, dining and relaxing.

The kitchen has an array of black gloss units integrating a fridge freezer, dishwasher, cooker and induction hob, the space has been further enhanced with black metro style tiles, a granite effect work top which expands into a breakfast bar.

The sitting area has had rich wood effect flooring laid in a herringbone style and complements the arty wallpaper, dark palette and individual interior design. The stairs are open and lead to three bedrooms, the largest bedroom has views to the front and benefits from fitted wardrobes.

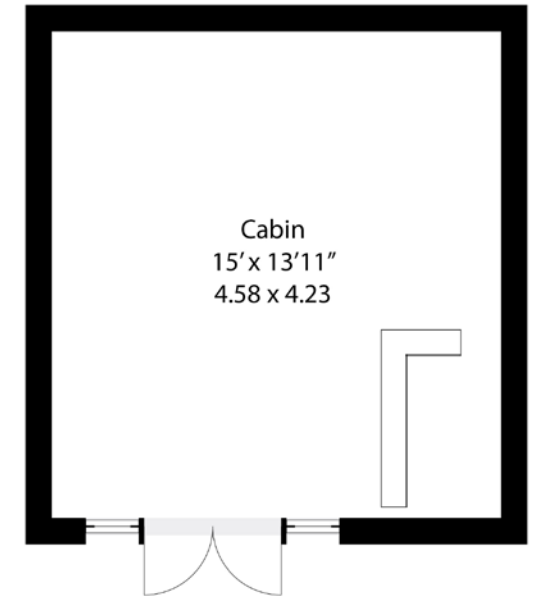
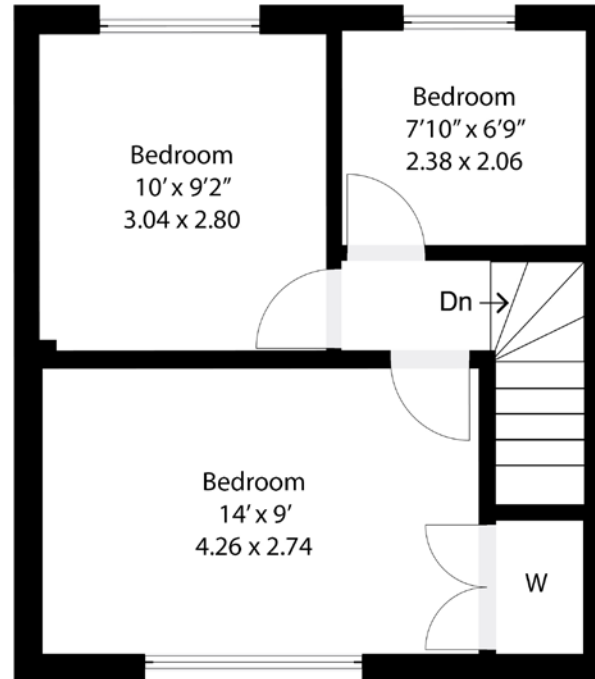
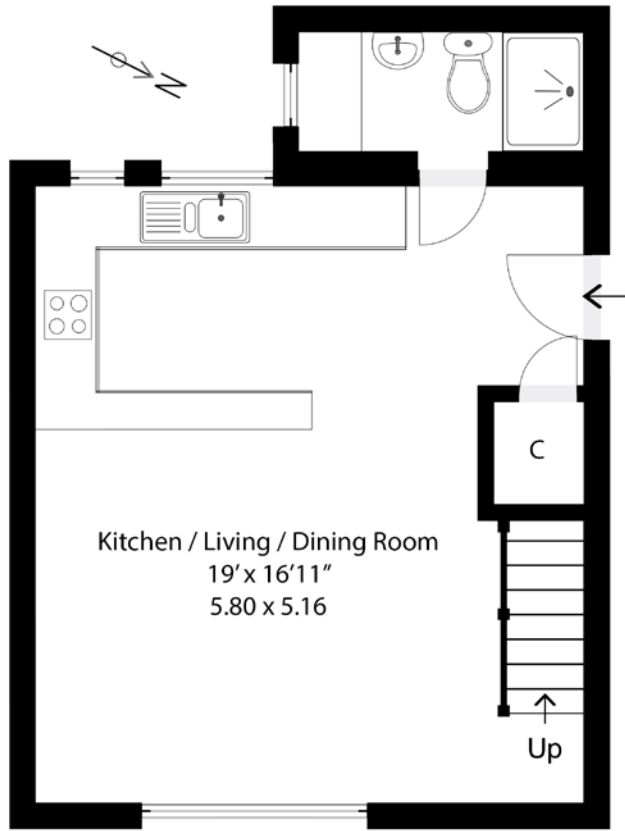
The bathroom is located on the ground floor and comprises of a shower enclosure, basin over vanity unit and WC, the bathroom is also used as a utility area with plenty of room for laundry appliances.

OUTSIDE:

The garden reaches almost 200 ft long and has impressive views of meadows and countryside beyond.

It is mainly laid to lawn, with a small patio area at the rear of the property, whilst at the far end there is a newly installed summer house this makes an ideal home office or art studio and is a wonderful addition to the living accommodation in the home.

Approximate Gross Internal Area (Including Low Ceiling) = 65 sq m / 698 sq ft  
 Outbuildings = 19 sq m / 209 sq ft  
 Total = 84 sq m / 907 sq ft



TOTAL FLOOR AREA: 907 sq. ft (84 sq. m)  
 HOUSE: 698 sq. ft (65 sq. m)  
 STUDIO: 209 sq. ft (19 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All services are mains connected

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