



12 Hoo Farm Way, Monkton Road, Minster CT12 4JB

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



## 12 Hoo Farm Way, Monkton Road, Minster CT12 4JB

- Newly Built Semi-Detached Family Residence
- Beautifully Designed By Roddy Homes
- Open Plan Living Area With French Doors
- Sleek Kitchen With Integrated Appliances
- Exceptionally Energy Efficient
- Three Double Bedrooms & Two Luxury Bathrooms
- Private Enclosed Lawned Garden & Off Road Parking
- Close To The Coast & Cathedral City Of Canterbury



### SITUATION:

Minster is a pretty village and one of the jewels in the district of Thanet. It is situated to the west of Ramsgate and to the northeast of Canterbury. It is surrounded by lovely countryside of mainly marshes, farmland and rivers. It has a small Church of England primary school, a railway station and a local bus service that runs to Ramsgate and the local area. For a village it has a very good range of local shops and services including a doctors and dentists, but if you need more Westwood Cross is approximately a 15 minute drive from the property. This is a large shopping centre and cinema complex, with most of the high street brands represented. The property borders Monkton, a village with its own church, St. Mary Magdalene, The White Stag public house, which offers excellent food and a church of England primary school, which was built in 1872 and extended and modernised in 2007. Ramsgate is a seaside town on the east Kent coast which boasts a picturesque coast line, and the UK's only Royal Harbour. This thriving

marina incorporates over 800 moorings, a range of marine-related businesses and a cosmopolitan café culture operating within the renovated arches under The Royal Parade, lining the waterfront. The grand Promenades and crescents that overlook the harbour are reminiscent of the rich period in Ramsgate's history, and architecturally provide a stunning backdrop to the marina.

The cathedral city of Canterbury is just 11 miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



#### DESCRIPTION:

A beautifully designed semi-detached, three-bedroomed residence, recently built by Roddy Homes and situated in an exclusive, small development overlooking rural countryside.

Hoo Farm Way presents exceptionally energy-efficient homes with zoned central heating, low energy lighting and excellent levels of glazing and insulation, ensuring that energy bills are kept minimal and carbon footprint is reduced.

Internally, the finish is sleek, with clean lines, sustainable materials, and fine décor. There is a great focus on light, with large windows and open-plan living areas, making the property perfect for families or sociable individuals.



The front door opens into an entrance hall with a coat closet and stairs leading to the first floor. To the right, the space opens into a dual aspect living area, which has clear definition for relaxing and dining, with French doors leading to the rear garden.

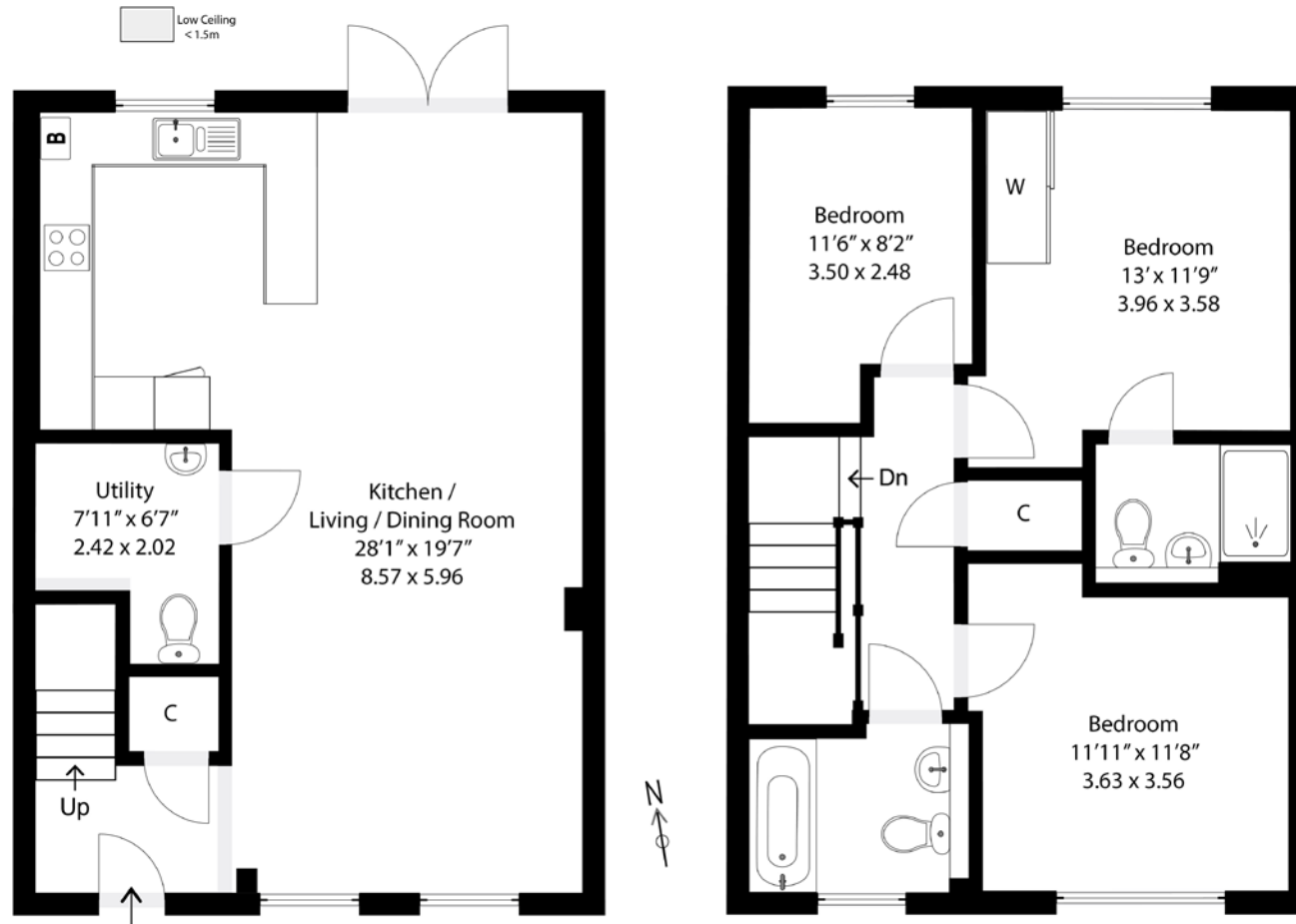
The stylish gloss kitchen integrates all main appliances and includes a double oven, fridge-freezer, and dishwasher. It is complemented by sleek black handles and slim-line wood-effect worktops, which expand into a breakfast bar. The space is further enhanced by a cloakroom/utility area, which provides plumbing for laundry appliances.

To the first floor, one will find a galleried landing with a storage cupboard. This leads to a well-appointed family bathroom and three double bedrooms. The principal bedroom has fitted wardrobes, views of the rolling countryside, and a luxury en suite shower room.

#### OUTSIDE:

The façade is the perfect balance of weather boarding and exposed brick, set back from the road with a pretty garden and young tree to the front.

There is parking for one car, in addition to visitor bays, dotted around the development. To the rear of the property, via the French doors, there is a generously proportioned garden, fully enclosed by timber fencing. It is mainly laid to lawn, with a patio area perfect for alfresco dining.



TOTAL FLOOR AREA: 1114 sq. ft (103 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
All services are mains connected

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