



Freehold



The Joinery, Monkton Street, Monkton, CT12 4JR

- Newly Built Energy Efficient Home
- Open Plan Living Area With Oak Flooring
- Bespoke Kitchen With Granite Work Tops
- Integrated Appliances & Separate Utility Room
- Three Double Bedrooms All With Ensuite Shower Rooms
- 100 Ft Wide South Facing Garden
- Generous Driveway & EV Charging Point
- 25 Ft Garage/Workshop & Potting Shed

SITUATION:

Monkton is a village and civil parish in the Thanet District of Kent. The village is located at the southwestern edge of the Isle of Thanet and has excellent access to both the coast and London, with excellent high speed links from Thanet Park Way to St Pancras in just over an hour. The village has 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.

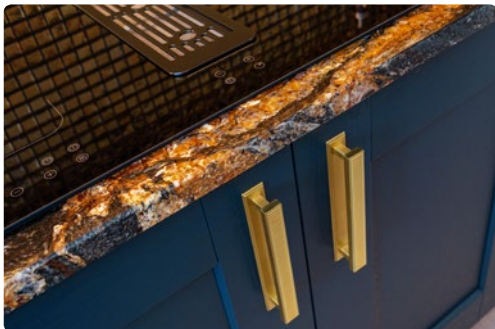
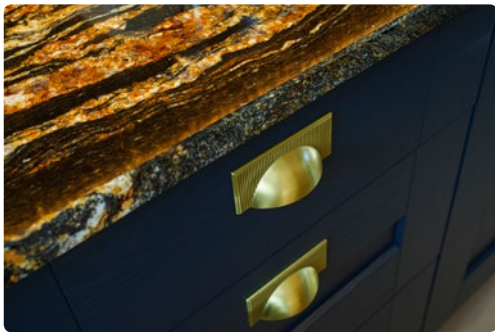
The cathedral city of Canterbury with its excellent range of facilities is just under 11 miles away and the seaside town of Ramsgate is approximately 6 miles away.

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 thirteen 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 newly built, three-bedroom, detached home, recently constructed and designed to an exceptional standard using the finest craftsmanship, thoughtful architecture, and a great deal of attention to detail.

The Joinery enjoys a splendid setting surrounded by woodland and wildlife, which has been embraced during this build, ensuring a great deal of protection and environmental consideration. Solar panels, air source heat pumps, zoned underfloor heating, triple glazing, and a high level of insulation have given the property a worthy A+ energy rating, reducing its carbon footprint and energy consumption.

The current owners have artistically presented the home with a wonderful eclectic mix of décor and interior design, fully enhancing the open-plan living area and beautifully configured Symphony kitchen with its rich Brazilian granite worktops and central island.

The front door opens into a tiled entrance hall with a storage cupboard and a well-appointed utility/cloakroom. The open-plan living area is central to the home and has been cleverly designed to create a wonderful feeling of light and space, with vaulted ceilings and a vast amount of glazing capturing the abundance of wildlife from the garden and beyond.

Engineered oak flooring is an attractive contrast to the bold design of the Symphony kitchen, which has dark units, granite worktops, brushed brass handles, and copper mosaic tiles. All main appliances are integrated and include Siemens ovens, an AEG dishwasher, fridge-freezer, and a Prima self-venting induction hob. The space is further enhanced by a large breakfast bar/ island illuminated by pendant lighting.

There are three double bedrooms, all with bespoke built-in mirrored wardrobes and luxury ensuite shower rooms, each fitted with

high-quality Villeroy & Boch sanitary ware and Grohe taps.

OUTSIDE:

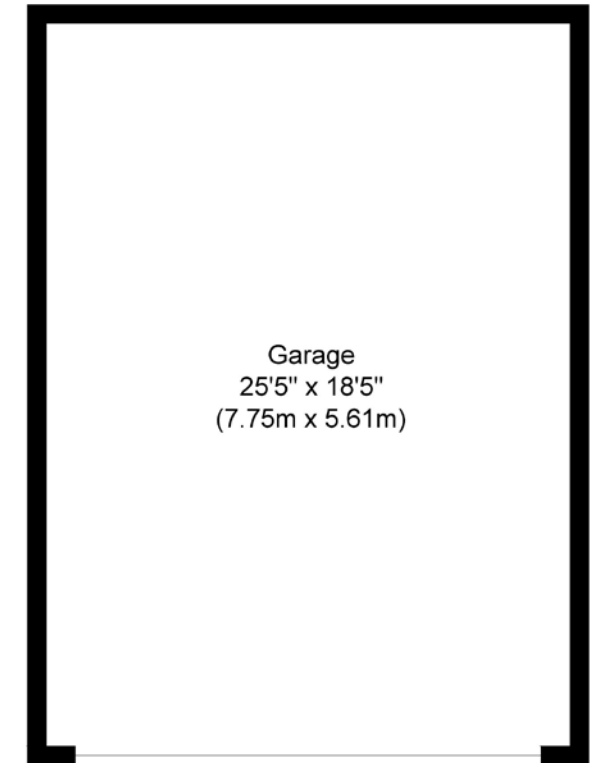
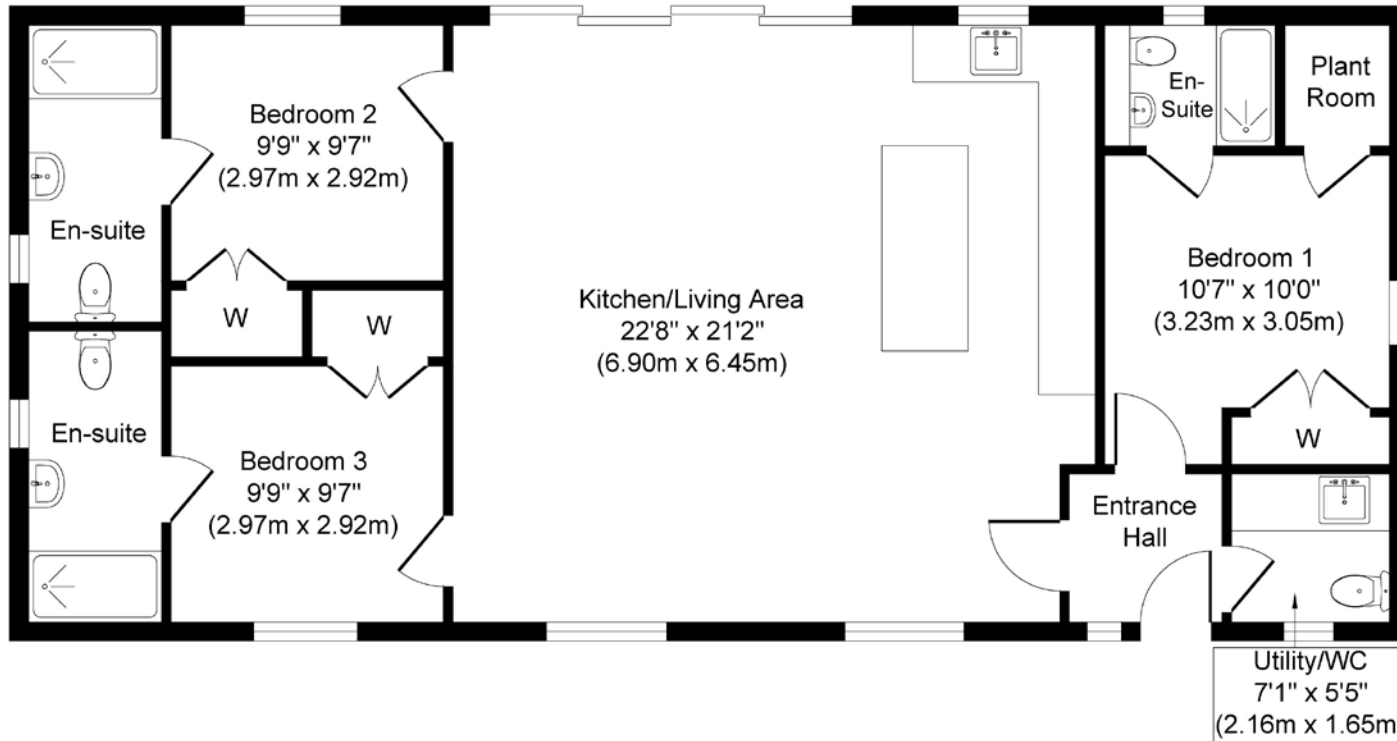
The sliding doors from the living area open onto a south-facing rear garden, which spans almost 100ft in width, with plenty of space for alfresco dining.

Colourful borders and established shrubs attract wildlife. As part of the ecology law and to support and embrace the natural rural surroundings, bat boxes, hedgehog houses, and an insectarium have been thoughtfully placed.

The Joinery is set within a generous plot found along a private tree-lined road, leading to plenty of parking to the side of the property. An EV charger has been installed, and the 25ft garage offers plenty of storage and a workshop in addition to a separate potting shed.







TOTAL FLOOR AREA: 1473 sq. ft (136 sq. m)



EPC RATING
A +



COUNCIL TAX BAND
B



GENERAL INFORMATION
Air source heat pumps & solar panels

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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