



FOUNDATION

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21, Kilndown Place, Stelling Minnis, Canterbury, CT4 6EZ

4 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



21, Kilndown Place, Stelling Minnis, Canterbury, CT4 6EZ

- Striking Detached Modern Residence
- Over 3200 Sq.Ft Of Elegant Accommodation
- Fully Integrated Quartz Topped Kitchen
- Open Plan Living Area With Bi-Fold Doors
- Four Double Bedrooms & Four Luxury Bathrooms
- Set Within 0.45 Acres Of Grounds
- Gated Resin Driveway & Triple Garage
- Desirable Rural Location In Exclusive Development

SITUATION:

Set within the heart of the Kent Downs, an Area of Outstanding Natural Beauty, Stelling Minnis is one of Kent's most desirable villages, surrounded by rolling countryside, ancient woodland and traditional farmland. It offers an exceptional balance of rural tranquillity and modern convenience. At the centre of village life is the picturesque village green and the 124-acre Stelling Minnis Common, providing wonderful open space for walking, cycling and enjoying the natural surroundings. The village itself benefits from a post office and general store, the popular Rose & Crown public house, St Mary's Church and the historic windmill.

The wider Kent Downs offer some of southern England's most beautiful scenery, with an extensive network of footpaths, bridleways and cycle routes. Nearby attractions include Lyminge Forest, renowned for its woodland walks and spring bluebells, Wye National Nature Reserve, and the Kent

Heritage Coast with its dramatic White Cliffs of Dover.

Despite its idyllic rural setting, Stelling Minnis is exceptionally well connected. Canterbury, Folkestone and Ashford are all within easy reach, offering an excellent range of shopping, dining, leisure and cultural amenities, as well as a number of highly regarded golf courses and sporting facilities.

For commuters, Ashford International provides High Speed 1 services to London St Pancras in approximately 36 minutes, while Dover, Gatwick Airport and London City Airport are all easily accessible. Continental Europe is also within convenient reach via Eurostar.

A home at Radstone Gate offers the rare opportunity to enjoy an outstanding countryside setting without compromising on connectivity, convenience or lifestyle.



A highly desirable detached residence within the exclusive Radstone Gate development, an intimate collection of luxury homes built in 2022 by renowned developer Pentland, celebrated for exceptional craftsmanship, high specification, and elegant design. Set in the heart of the Kent countryside near the sought-after village of Stelling Minnis, yet within easy reach of Canterbury, Number 21 occupies one of the finest plots on the development. Extending to approximately 0.45 acres, the grounds offer a wonderful sense of privacy and tranquillity, perfectly complementing the impressive 3200 sq. ft. of versatile accommodation.



The handsome exterior combines traditional red brick elevations with crisp white detailing and a striking clay-tiled roof, creating a timeless appearance. Positioned behind electric gates and beautifully landscaped gardens, the property enjoys an impressive presence, further enhanced by a detached triple garage. Internally, the stylish design continues throughout, with oak internal doors, elegant tiled flooring, a contemporary

glass-balustrade staircase, and expansive bi-fold doors creating a bright and spacious atmosphere. The current owners have also secured planning permission for a substantial full-width orangery and utility room, offering excellent scope for further enhancement.

The welcoming entrance hall, complete with cloakroom, leads to a study and an impressive bay-fronted dual-aspect sitting room with a contemporary inset gas fireplace. Spanning the full width of the house, the stunning kitchen/dining/family room forms the heart of the home, with two sets of bi-fold doors opening onto the south-westerly facing garden and terrace. The kitchen is beautifully appointed with two-tone cabinetry, quartz worktops, mirrored splashbacks, and a range of integrated Neff appliances including double ovens, induction hob, fridge/freezer, and dishwasher. A large central breakfast bar provides an ideal informal dining space, while there is ample room for both dining and seating areas. The first floor offers three generous bedrooms and a beautifully finished family bathroom

fitted with quality Vado and Grohe sanitary ware. The principal suite is particularly luxurious, featuring air conditioning, extensive fitted wardrobes, a bespoke dressing room, and a stylish en-suite bathroom. Occupying the entire top floor is a substantial bedroom suite with its own en-suite shower room, ideal as guest accommodation, an au pair suite, or independent space for older children.

Occupying one of the largest plots within the development, the property enjoys beautifully maintained gardens extending to almost half an acre. A gated resin driveway provides extensive parking and leads to the detached triple garage, which also benefits from planning permission for extension and partial conversion to create a gym or home office.

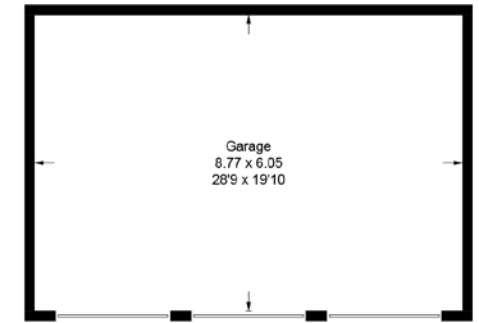
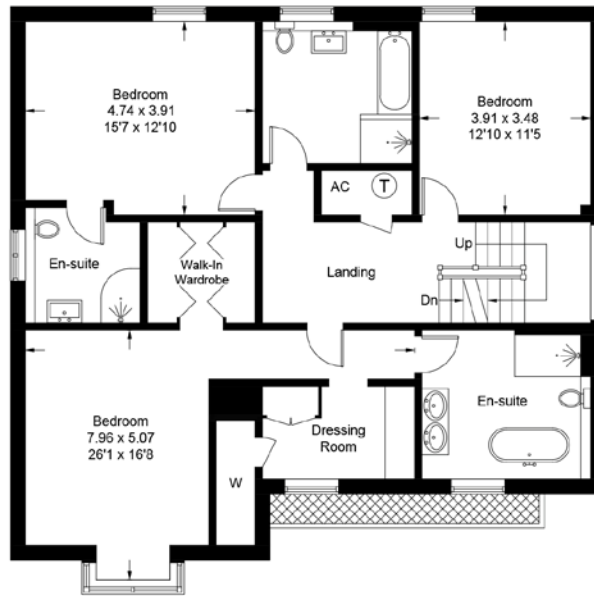
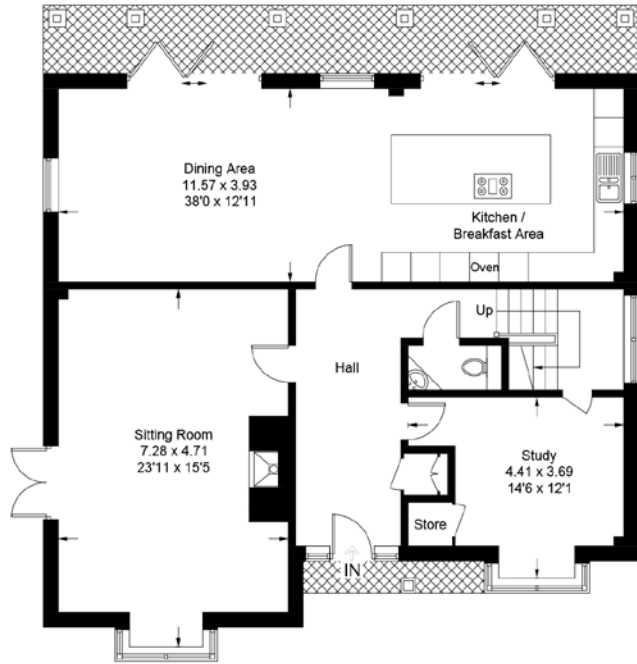
The gardens have been thoughtfully landscaped for ease of maintenance, being predominantly laid to lawn and enclosed by mature hedging. Fruit trees, established shrubs, and well-stocked borders provide year-round colour, privacy, and visual interest.



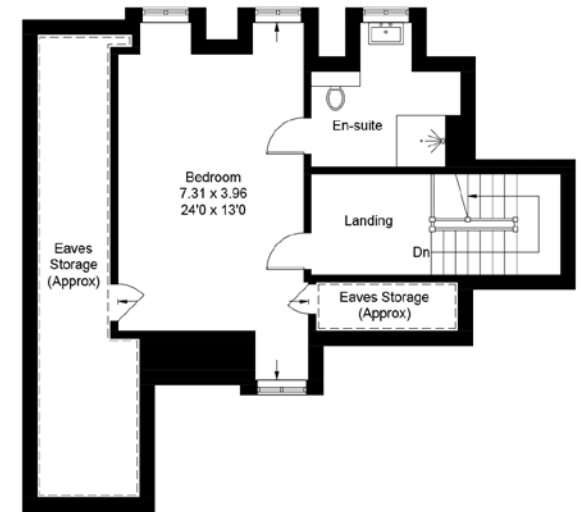








(Not Shown In Actual Location / Orientation)
Outbuilding



TOTAL FLOOR AREA: 3780 sq. ft (351 sq. m)
HOUSE: 3211 sq. ft (298 sq. m)
GARAGE: 569 sq. ft (53 sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
LPG gas & Private drainage
£750 a year service charges

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

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