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# Kilndown Place, Stelling Minnis, Canterbury



## Offers In Excess Of £700,000

A rare opportunity to acquire an exceptional former show home, located within the highly sought-after village of Stelling Minnis, on the outskirts of Canterbury. This outstanding four-bedroom detached residence combines contemporary design, generous proportions, and premium specification throughout. Constructed just four years ago by Pentland Homes and originally presented as one of the development's show homes.

Upon arrival, the property immediately impresses with a substantial driveway providing ample parking, alongside a spacious garage offering additional parking, storage, or workshop potential. Inside, a welcoming and expansive entrance hall introduces the sense of light, space, and quality that continues throughout the home. To the front of the property is a generously sized study, ideal for remote working, together with a convenient cloakroom/WC. The original principal reception room, currently utilised as an additional bedroom, offers excellent versatility and can easily be reinstated as a formal lounge or family room if preferred.

The true centrepiece of the home lies to the rear, a magnificent open-plan kitchen, dining, and family living area designed for modern lifestyles. Flooded with natural light through impressive bi-fold doors spanning the rear elevation, this space seamlessly connects indoor and outdoor living. The contemporary kitchen is beautifully appointed with sleek cabinetry, integrated appliances, double ovens, elegant marble worktops, and a central island with breakfast bar, creating the perfect setting for both everyday living and entertaining.

The first floor continues to impress with four generously proportioned double bedrooms, each benefiting from fitted wardrobes to maximise storage while maintaining a clean and contemporary finish. Two bedrooms enjoy stylish en-suite shower rooms, while the remaining accommodation is served by a beautifully presented bathroom.

Externally, the current owners have thoughtfully redesigned the gardens to create an exceptional outdoor environment. The landscaped rear garden features two newly created patio areas, a dedicated seating space, pergola, and a luxurious hot tub area complete with an outdoor shower ideal for entertaining or relaxing in privacy. A valuable side garden further enhances the outdoor offering, providing additional space to build a garden studio, creating a home office.

Remainder of a 10 year NHBC so approx 6 + years.

SERVICE CHARGE £440

Services - Mains water, communal sewage plant, LPG gas and electric

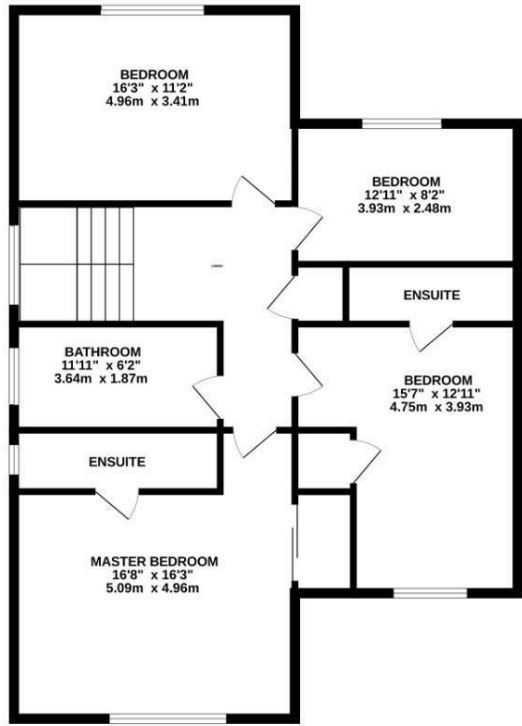
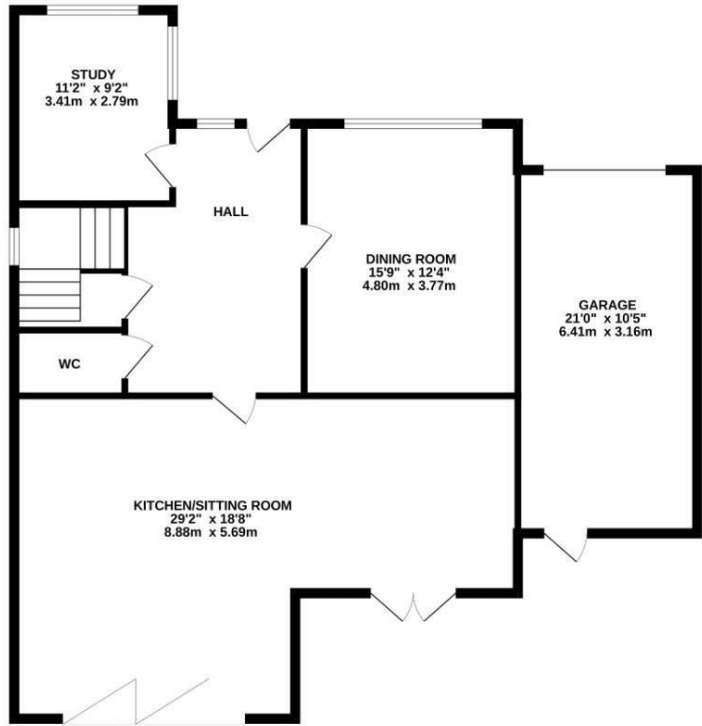
Heating - LPG Gas Central Heating, with under floor heating to the ground floor



- Former show home built by Pentland Homes
- Stunning open-plan kitchen/dining/family room
- Bi-fold doors opening onto landscaped gardens
  - Two further reception rooms
  - Four spacious double bedrooms
- Two en-suite shower rooms plus family bathroom
  - Driveway and Garage
  - Landscaped rear and side gardens
  - Hot tub area with outdoor shower
- Sought-after village location in Stelling Minnis

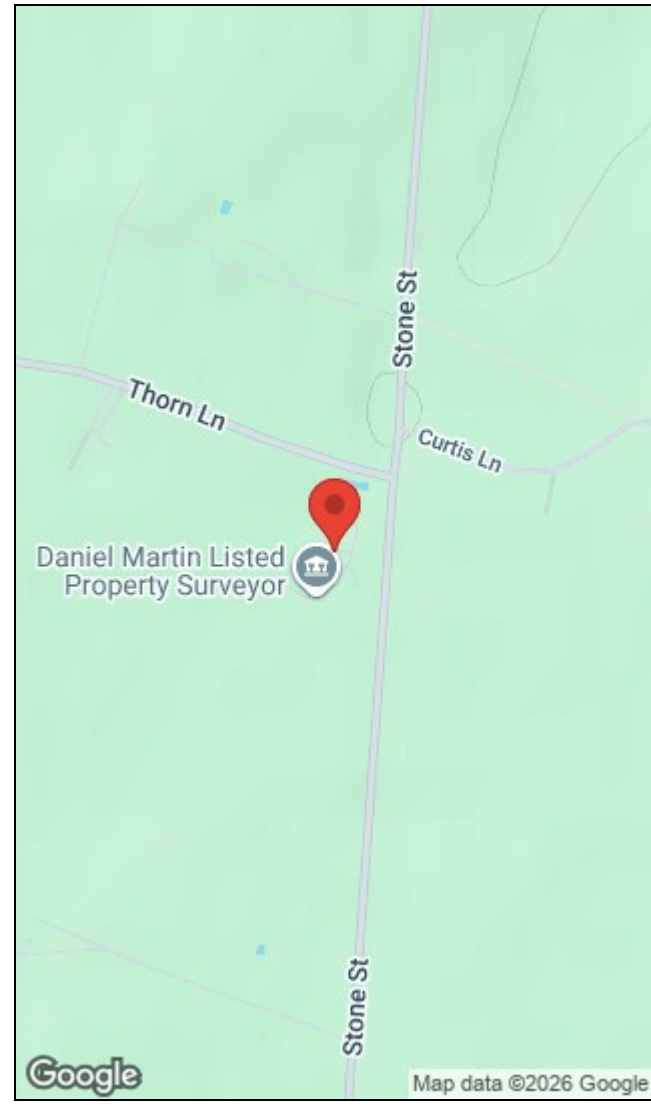






TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
	85		
	77		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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