

School Lane, Stourmouth, Canterbury, CT3 1JA

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Guide Price £325,000

Freehold

Nestled along the peaceful and sought-after School Lane in the heart of East Stourmouth, near Canterbury, this charming two-bedroom semi-detached Georgian property offers a rare opportunity to secure a characterful home with enormous potential. Full of period charm, including an impressive inglenook fireplace, exposed ceiling beams and a traditional brick façade, the property is being offered chain-free—ideal for home movers looking to make a swift and personalised transition.

The ground floor welcomes you into a cosy reception room, centred around the striking inglenook fireplace, which flows openly into a well-proportioned dining room—perfect for everyday living and entertaining alike. To the rear, the kitchen enjoys views over the garden and offers fitted units in a functional, if dated, condition—ready to be updated to suit modern tastes.

Upstairs, the first floor provides two double bedrooms. The principal bedroom to the rear features built-in wardrobes and lovely views across open farmland, while the second bedroom is a well-proportioned double positioned to the front of the property. A centrally located family bathroom with three-piece suite completes the floor, functional and ready for modernisation. A set of secondary steps rises from the landing to a converted loft room—an adaptable space with sloped ceilings, carpeted flooring, lighting and power. While not formally regulated for use, it offers excellent potential as a study, hobby room or additional storage.

Externally, the home enjoys a delightful setting with a front garden, private driveway and single garage. To the rear, the garden offers a generous patio, central lawn, and a collection of useful timber outbuildings, ideal for storage, workshops or creative use, all enjoying a private and sunny aspect.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Reception Room	4.87 x 7.11m
Dining Room	3.36 x 4.87m
Kitchen	2.12 x 4.87m

First Floor

Landing	
Bedroom 1	4.61 x 4.77m
Bathroom	
Bedroom 2	3.32 x 3.89m (max)

Second Floor

Loft Room (Multi-Use)	3.34 x 5.10m
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External

Front Garden	
Driveway	
Garage	2.88 x 6.03m
Rear Garden	
Outbuilding 1 (Workshop)	1.52 x 4.71m
Outbuilding 1 (Store)	1.52 x 1.87m
Outbuilding 2	2.01 x 2.03m

Services: (Mains) Water, Gas, Electricity. (Private) Drainage – Cesspit.

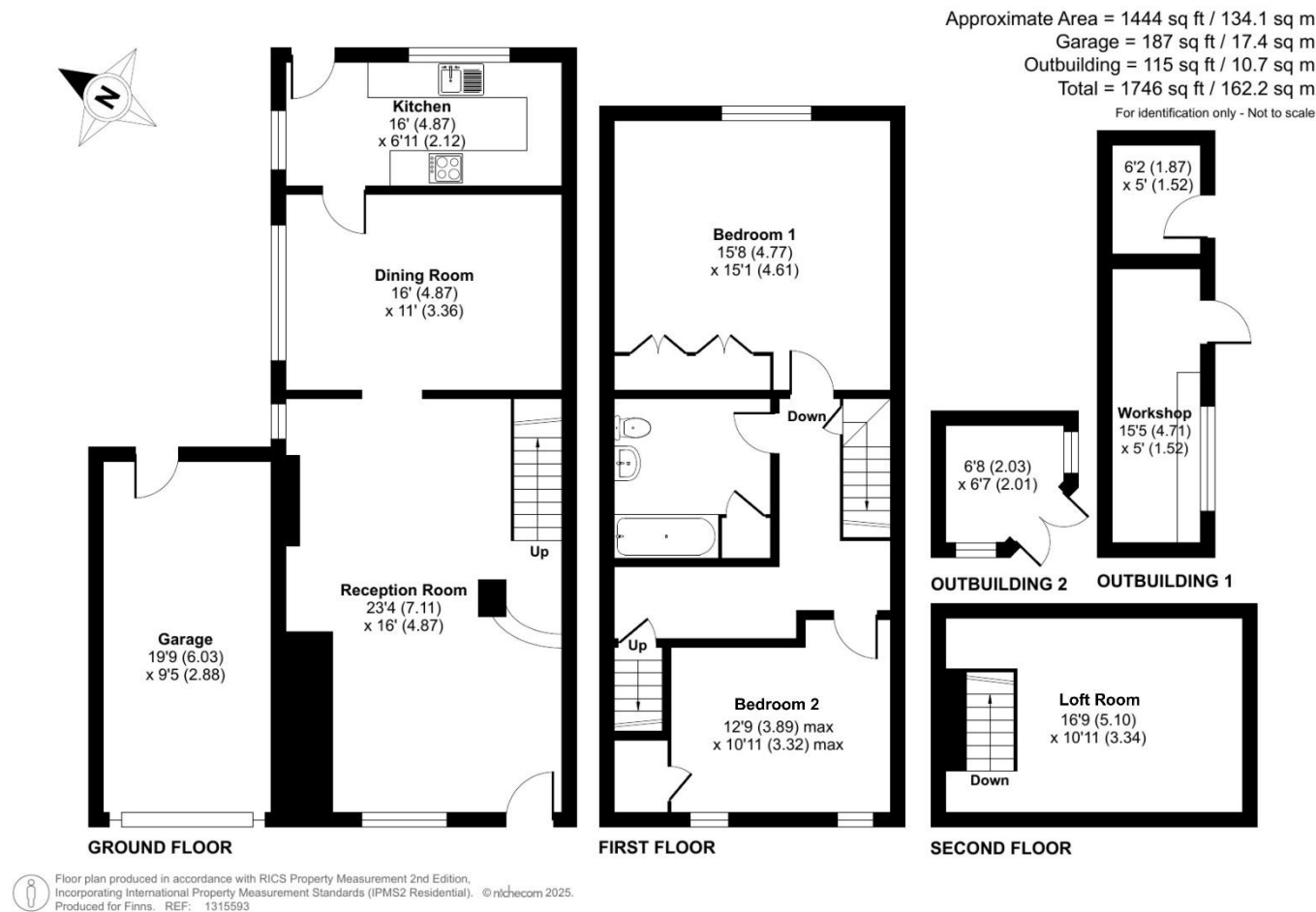
Council Tax: Band D (Dover District Council)

Energy Rating: Current D | 64. Potential C | 76.

Viewing by appointment only: Finn's Sandwich
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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