



Mount Cottage, Chapel Lane, Rhodes Minnis, Kent

Mount Cottage Chapel Lane, Rhodes Minnis, Canterbury Kent CT4 6YB

A charming and idyllically situated property with wonderful countryside views

M20 (Junction 11) 6.2 miles, Hythe 7.6 miles, Folkestone station 8.4 miles (London St Pancras from 54 minutes), Canterbury 11.8 miles

Entrance hall | Drawing room | Sitting room
Dining room | Study | Conservatory | Kitchen
Pantry | Utility | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Cloakroom | Garden | Garage with studio | About 0.68 of an acre | EPC rating F

The property

Mount Cottage is a wonderfully comfortable and welcoming home set in a glorious position and filled with wonderful features such as latched doors, fireplaces, wooden floors exposed brickwork and beams.

The cottage has two spacious reception rooms – a sitting room with an inglenook fireplace and the drawing room with French doors leading to a bright conservatory overlooking the countryside views from the garden. The dining room also has a feature inglenook fireplace with wood-burning stove

The adjoining country-style kitchen is fitted with a range of wooden cabinets and space for a breakfast table. A pantry and utility room provide excellent storage while a study and a cloakroom complete the ground floor facilities.

On the first floor, the light-filled principal bedroom has an en suite shower room and there are two further well-proportioned rooms with a family bathroom.

Outside

A typical English country garden frames the entrance to the cottage with a large lawn bordered by flower beds planted with roses and shrubs and a winding path to the front door. The lawn stretches out to the front of the property bordered and interspersed with mature trees.

The rear garden offers panoramic views across woods and farmland with perfect vantage points from which to enjoy the scenery. A terrace provides a lovely spot for fresco dining.

A large, two storey garage and driveway provides additional parking and storage with a light-filled studio on the upper floor.

Location

Surrounded by countryside views, Mount Cottage is set in the sought-after village of Rhodes Minnis which allows for the benefits of a combined rural and commuter lifestyle. There is a church and active community village hall, a tea room and recreation ground and the coastal town of Folkestone is nearby.

Country parks, nature reserves, golf courses and the Kent Downs are in the local vicinity whilst the Cathedral City of Canterbury is easily accessible and offers extensive leisure and retail amenities.

Elham Church of England Primary School is a well-regarded local state school and nearby independent schools include the Simon Langton Grammar Schools, The Folkestone School for Girls and Ashford School.

Folkestone and Canterbury Stations offer direct access to London in under an hour and the M20/M2 road networks allow for convenient travel to London and the Continent.







Directions

From Canterbury: Leave on the Old Dover Road and then turn right onto Nackington Road (B2068). Continue for around 8 miles, passing The George Inn on the right at Stelling, then turn left towards Rhodes Minnis. Passing through West Wood, bear left onto Gate Lane and then turn left again onto Chapel Lane where Mount Cottage has a driveway located on the left.

General

Local Authority: Folkestone and Hythe District
Services: Mount Cottage has mains electricity and water, private drainage (details of system to be confirmed) and oil heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £825,000

Canterbury

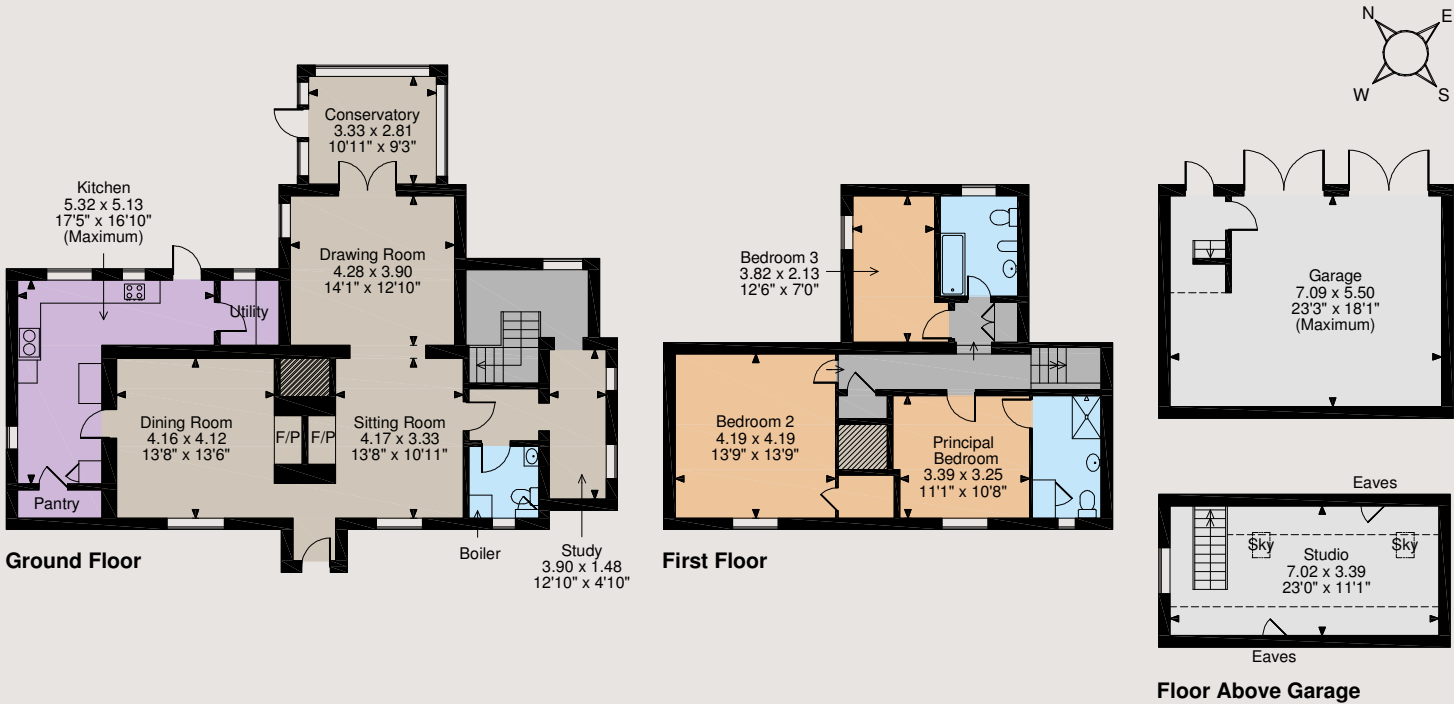
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Mount Cottage, Chapel Lane, Rhodes Minnis
 Main House internal area 1,931 sq ft (179 sq m)
 Garage internal area 554 sq ft (51 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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