

19 Kilndown Place
Stelling Minnis



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A striking contemporary residence offering substantial and versatile accommodation across three floors, with high-specification interiors, generous gardens and an exclusive setting.

19 Kilndown Place is an exceptional detached residence, combining contemporary architectural design with extensive and highly versatile living space.

Arranged across three floors and extending to more than 3,900 sq ft, the property offers meticulously finished accommodation characterised by clean lines, high-quality materials and an abundance of natural light.

The accommodation centres around a welcoming reception hall, leading to a spectacular 30ft open-plan kitchen and breakfast room. This impressive triple-aspect space forms the heart of the home, featuring a substantial central island, sleek integrated cabinetry and wide bi-folding doors opening onto the terrace and gardens beyond.

With French doors to the rear garden, the formal dining room flows seamlessly into the generous sitting room with its contemporary feature fireplace. A dedicated study, utility room and cloakroom complete the ground floor.

The first floor hosts a magnificent principal bedroom suite with a luxurious en suite bathroom featuring a freestanding bath, together with a private balcony overlooking the grounds. Two further en suite bedrooms are also located on this level, one benefiting from a dressing room and balcony. The second floor provides two additional spacious en suite bedrooms, one of which is currently arranged as a high-quality home cinema.

The property is set within generous grounds, predominantly laid to well-maintained lawn. An expansive paved terrace adjoins the rear of the house, providing an excellent space for outdoor dining and entertaining, while mature trees and woodland create a pleasing backdrop.

A gated driveway provides ample parking and access to a detached double garage, featuring 2 EV chargers (22KW and 7KW) and an adjoining high-specification home gym. The property also benefits from extensive roof-mounted solar panels, enhancing its energy efficiency.

3,904 sq ft (363 sq m) | Freehold
3 reception rooms | 5 en suite bedrooms | Double garage | Home gym
Cinema room | Solar panels with storage batteries | About 0.47 of an acre

Offers over **£1,350,000**

Location

Stelling Minnis is a picturesque Kent village centred around its historic common and surrounded by rolling countryside, offering a peaceful rural lifestyle within easy reach of Canterbury. Local amenities include the Post Office & Stores, village hall and the extensive open spaces of Stelling Minnis common, while the cathedral city of Canterbury provides an excellent range of shopping, leisure and cultural attractions.

The towns of Ashford and Folkestone are also within easy reach, offering a wider selection of amenities. Schooling is excellent, with Stelling Minnis C of E Primary School serving younger pupils locally and a number of well-regarded schools in the surrounding area. Canterbury offers a superb choice of independent schools, including Kent College, The King's School and St Edmund's School, together with highly regarded grammar schools such as the Simon Langton Grammar Schools and Barton Court Grammar School.

Transport links are excellent, with rail services available from Chartham, Chilham and Canterbury, including High Speed services from Canterbury West and Ashford International to London St Pancras. The B2068 and nearby M20 also provide convenient road access to London, the Kent coast and the wider motorway network.

Postcode region: CT4

General

Local Authority: Folkestone & Hythe District Council

Services: All mains services; gas central heating

Council Tax: Band G

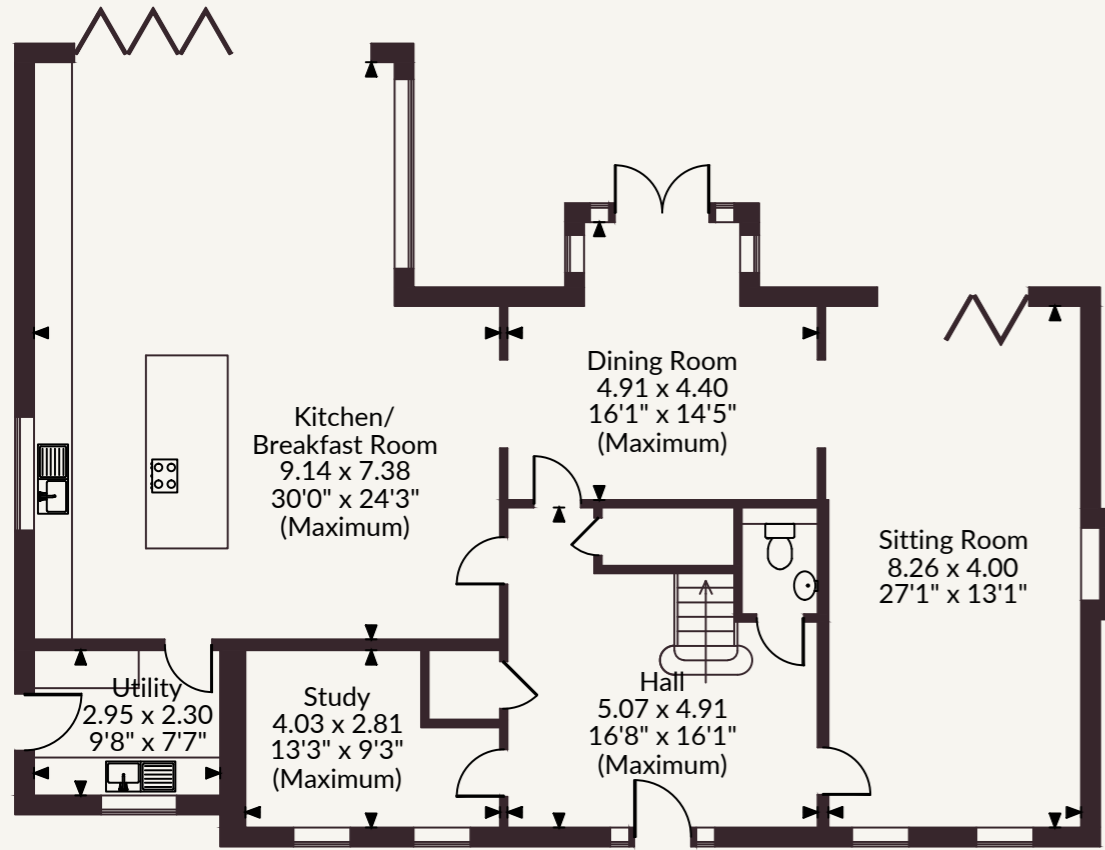
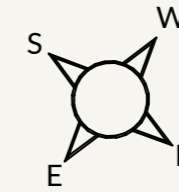
EPC Rating: C

Mobile and Broadband checker: Information can be found here

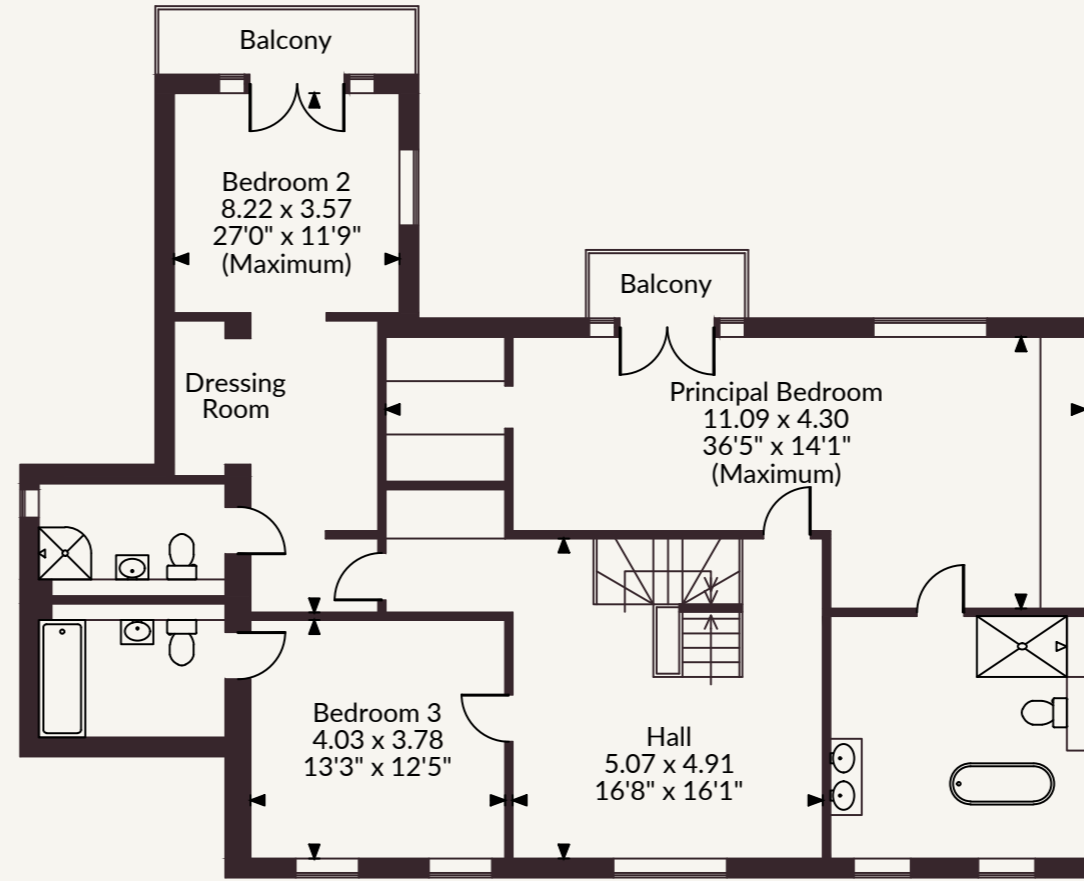
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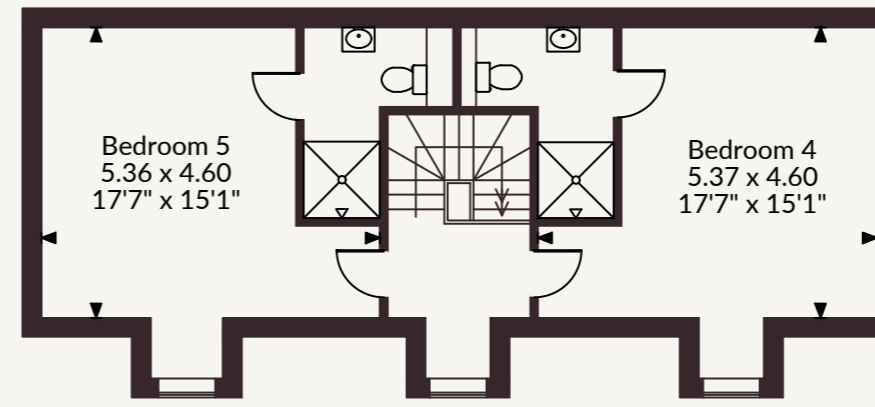
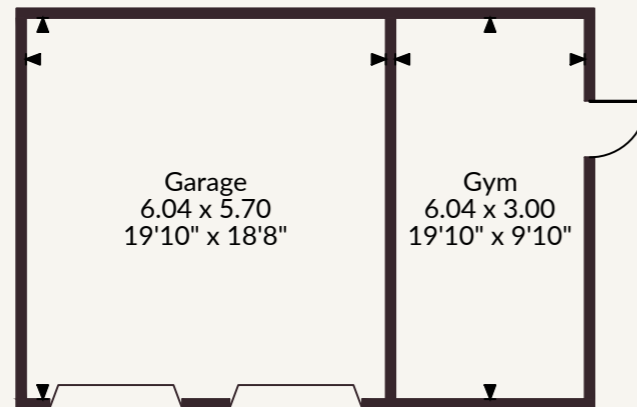
Kilndown Place, Stelling Minnis, Kent
 Main House internal area 3,904 sq ft (363 sq m)
 Garage internal area 371 sq ft (34 sq m)
 Gym internal area 195 sq ft (18 sq m)
 Total internal area 4,470 sq ft (415 sq m)



Ground Floor



First Floor



Second Floor

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