

Monkton Loft
Monkton Street, Monkton



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2,259 sq ft (210 sq m) | 2 reception rooms
4 bedrooms | Garage | Income generating eco
credentials | About 0.2 of an acre | Freehold

Guide price £900,000

A bespoke premium, zero gas, eco-home featuring extensive architectural glazing, characterful timber framing, and excellent sustainability in a peaceful village with beautifully maintained gardens.

The property
Monkton Loft is an individual contemporary home offering stylish and versatile accommodation arranged across three floors. The property effortlessly combines a traditional weather-boarded exterior and striking oak framing with modern design and a range of renewable technologies, including solar panels, air source heat pump with integrated wood-fired heating system which provides hot water and incorporates luxurious zoned underfloor heating throughout, creating a home with remarkably low running costs. Other features include exposed beams, herringbone flooring and extensive floor-to-ceiling glazing that creates light-filled interiors with a strong connection to the surrounding countryside.

The bright reception hall leads into the spacious open-plan kitchen, dining and living area. The kitchen is fitted with sleek cabinetry and a central marble-topped island. The adjoining dining area has a contemporary wood-burning stove and full-height windows overlooking the garden. Bi-fold doors open to a covered patio, while the living area has double-glazed doors providing direct access to the garden. A utility room and access to the garage complete the ground floor.

The generous principal bedroom has a dedicated dressing room, en suite bathroom and double-glazed doors opening to a large, decked balcony. There are two further well-proportioned bedrooms on this floor, one with double-glazed doors to the balcony.

The second floor offers a substantial fourth bedroom with vaulted ceilings and elevated rural views, making it suitable for use as a guest suite. A large family bathroom with a freestanding bath completes the accommodation.



Outside
The property is approached via a private gated driveway providing parking and access to the attached garage.

The secluded rear garden is attractively landscaped with areas of lawn, established planting, productive fruit trees, grapevines and a useful kitchen vegetable garden. A detached summer house provides additional space for relaxing or home working, while seating terraces create areas for enjoying the peaceful surroundings and rural views.

Location
Monkton is a charming village on the Wantsum Channel, with local amenities, including a traditional pub and restaurant, parish church and the Monkton Nature Reserve, which provides attractive walking trails and opportunities for outdoor recreation. Nearby Minster and Birchington offer further everyday facilities, while the coastal towns of Ramsgate, Broadstairs and Margate provide a wider range of shopping, leisure and cultural amenities. The area is well served by education, with a strong selection of independent and grammar schools including Kent College and The King's School in Canterbury, Dane Court Grammar School in Broadstairs and Sir Roger Manwood's School in Sandwich.

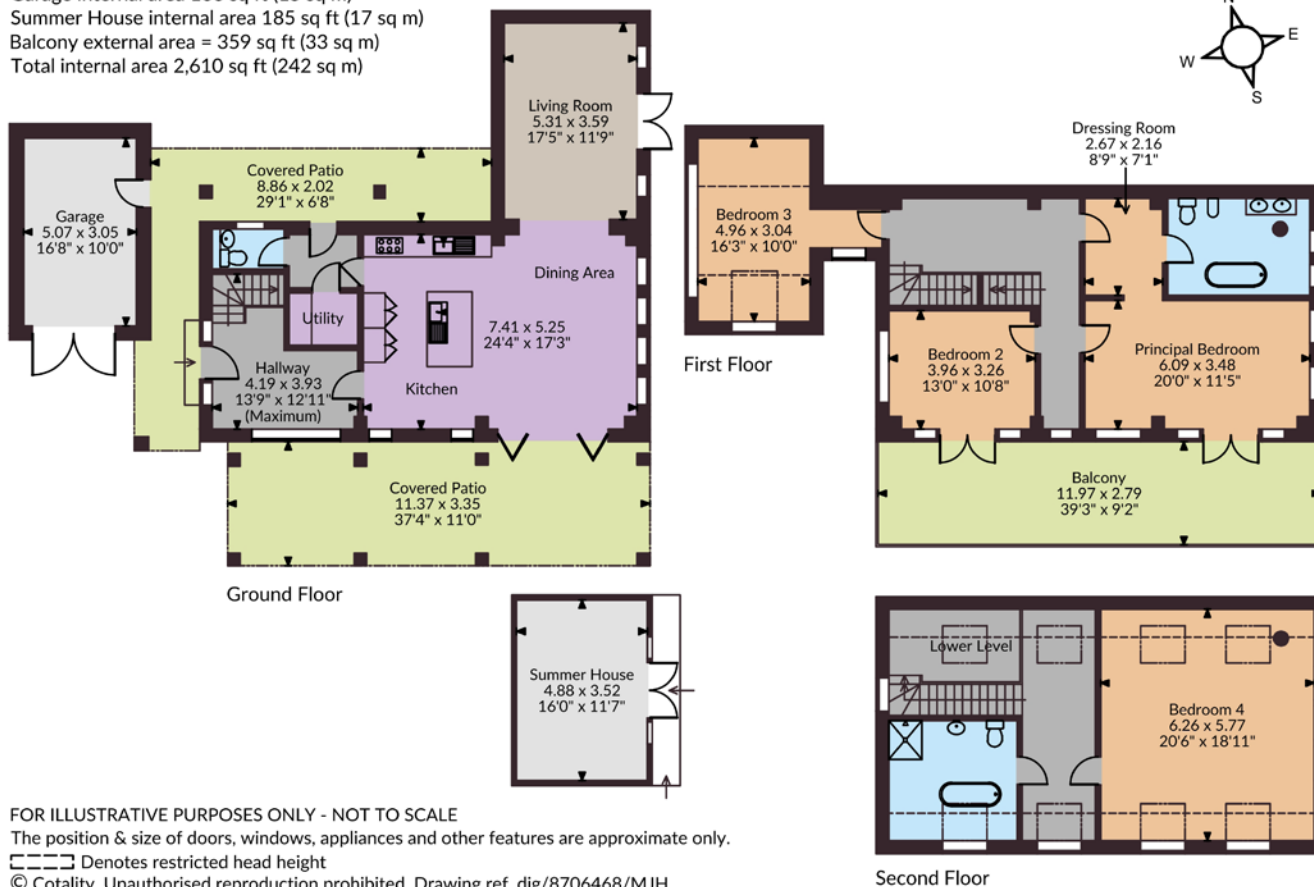
Transport connections are convenient, with Minster station providing services towards London Victoria via Canterbury, and Thanet Parkway station offering High Speed services to London St Pancras in under an hour. The A299 links to the M2 and A2, providing access towards Canterbury, Dover, London and the wider motorway network, while Canterbury and Ashford are also readily accessible by road.

Postcode region: CT12

General
Local Authority: Thanet District Council
Services: Mains water, electricity and drainage. Air source heat pumps. Solar panels. Underfloor heating. Air conditioning. The property qualifies for transferable Ofgem Renewable Heat Incentive (RHI) payments and Feed-in Tariff (FiT) solar rebates - these are transferable to any purchaser.
Council Tax: Band F
EPC Rating: A
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Monkton Loft Monkton Street, Monkton
 Main House internal area 2,259 sq ft (210 sq m)
 Garage internal area 166 sq ft (15 sq m)
 Summer House internal area 185 sq ft (17 sq m)
 Balcony external area = 359 sq ft (33 sq m)
 Total internal area 2,610 sq ft (242 sq m)



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