



Farthings, St. Vincent Road,

Guide Price £750,000

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## Farthings, St. Vincent Road,

This magnificent, detached house, which is one of a matching pair, built just in 2016, by a reputable local builder, where from the outside you could be forgiven for thinking were period houses as they have been sympathetically built in the traditional manner, with design references from the Victorian era.

With views over open countryside, this spacious, well-presented family home with just shy of 1800 Sqft of accommodation is arranged over three floors and features a welcoming entrance hall, stunning, open planned kitchen/dining room fitted with high-quality units, which flows into a sitting room area, which forms part of the new addition extension. Leading from the hall is a utility room, a cloakroom, and the front generous size lounge with its lovely bay window.

On the first floor there are three double bedrooms, the master benefitting from en-suite facilities and there is a family bathroom that completes this level. The second floor is almost self-contained, boasting a further double bedroom, walk in dressing area/or study area and a four-piece quality bathroom suite. The property also has solar panels for energy efficiency.

**Externally** there is a generous size walled front garden, a side garden with patio seating and a great size rear garden that is mainly laid to lawn, together with both rear and side access. The rear gate takes you to the off-street parking and garage. On a particular note, to the side of the garage is a gate that brings you in to a small private garden area.

**Location** - The village of St Margaret's at Cliffe offers local shopping, post office, doctor's surgery with pharmacy, newsagent/general store, health club with swimming pool, primary school and churches, whilst The Bay itself is sheltered for bathing, fishing, sailing etc. The cliff top to either side of The Bay is mainly in the care of the National Trust and offers some delightful walks. There are golf courses at nearby Kingsdown and Deal with St George's at Sandwich (the venue of the British Open). The Cathedral City of Canterbury offers an excellent shopping centre together with leisure interest, theatres and















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