



NAEA Licensed Estate Agents

Stillwater Park

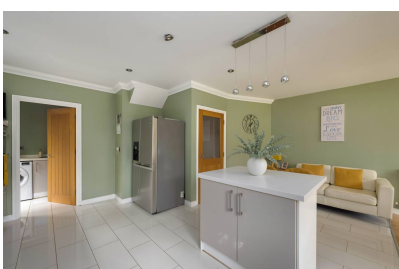
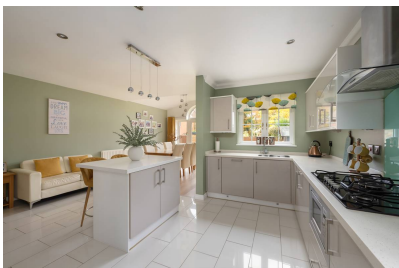
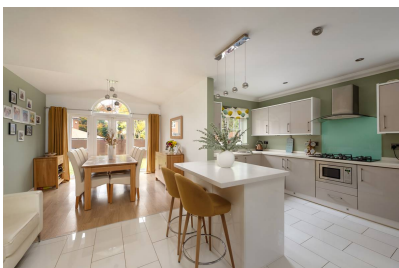
Mandarin Lane, Herne Bay, Kent, CT6 5RF

£675,000



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Covering an impressive 2436 sq ft (226.



Property Information

This substantial executive home is tucked right away within the exclusive Stillwater Park; argued to be Herne Bay's finest development. The setting is just beautiful, well spaced apart homes with immaculately maintained lawns and attractive ponds.

Covering an impressive 2436 sq ft (226.4 sq m), the property is known as the 'Kingsdown' and is the flagship build for the development with its unrivalled living accommodation and palatial size bedrooms.

The large entrance hall provides an immediate sense of grandeur with a double height ceiling and attractive glass panelled balustrade staircase.

The spectacular open plan kitchen/breakfast and dining area is the social hub of the home - perfect for entertaining and everyday family living. The vaulted ceiling and picture window in the dining area proves to be the signature feature for this style build. A very handy utility room is found adjacent.

A large lounge features a log burning stove, bringing a lovely sense of cosiness to such a spacious room which leads effortlessly into a conservatory.

An attractive glass panelled balustrade staircase rises to an impressive galleried landing which presents five double size bedrooms with two boasting en-suite facilities. The huge master suite has a very large double wardrobe and a luxurious en-suite bathroom with underfloor heating and built in TV system. A sleek family bathroom with bath and shower cubicle completes the first floor.

Moving outside and the property has a well kempt 43' (13.33 m) rear garden which is mainly laid to lawn with a patio and decked seating area. A block paved driveway provides ample off-road parking and leads to a double integral garage. The garage has been partially converted to create a fabulous home gymnasium but this can be reverted back with ease and the garage doors are still in situ.

Properties of this particular style build rarely come available within this highly desirable location. Call the exclusive sole agents, Kent Estate Agencies, to arrange your viewing appointment.

Location:

Stillwater Park is argued to be the most exclusive and most sought after development in the fast 'up-and-coming' seaside town of Herne Bay where a good range of leisure amenities are on offer including rowing, sailing and yacht clubs along with a swimming pool and cinema. The town also benefits from independent boutiques & mainstream outlets, cafes and restaurants. The highly sought after Herne Bay High School is just around the corner meaning you are within the limited catchment area. The vibrant harbour town of Whitstable is only 4.7 miles distant which enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The Cathedral city of Canterbury is just 7.7 miles away with its theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Excellent transport links are nearby with Herne Bay mainline train station being an approximate 7 minutes walk away providing High Speed rail links to London St Pancras in approximately 85 minutes. Easy access to the A299 is nearby providing road links to London via the M2.

Non-Approved Property Details

Entrance Hall

Double glazed composite front entrance door. Radiator. Under stairs storage cupboard. Power points. Laminate flooring,. Glass panelled balustrade staircase leading to first floor.

Cloakroom 5' 2 x 4' 0 (1.58m x 1.22m)

Suite comprising wall hung wash hand basin and close coupled WC. Frosted window to side. Polished porcelain tiled flooring. Chrome heated towel rail.

Lounge 15' 4 x 13' 11 (4.68m x 4.25m)

Feature fireplace housing log burning stove. Two radiators. TV point. Phone point. Laminate flooring.

Study 8' 7 x 8' 0 (2.62m x 2.44m)

Window to front. Radiator. Power points. Laminate flooring. TV point. Phone point.

Conservatory 12' 3 x 6' 2 (3.74m x 1.88m)



Windows overlooking rear garden. Radiator. French doors to rear garden. Laminate flooring.

Kitchen/Breakfast/Dining Room 23' 8 x 18' 2 (7.22m x 5.54m)

A spectacular open plan Kitchen/Breakfast/Dining Room. The kitchen is planned with a matching range of wall and base units arranged on two walls with island unit. Inset under surface 1 1/2 bowl sink unit. Stone work surfaces. Inset 5 ring gas hob with extractor hood above and built-in fan assisted electric double oven. Integrated dishwasher. Integrated microwave. Windows to side and rear overlooking rear garden. Power points. Tiled and laminate flooring. French doors providing access to rear garden.



Utility Room 6' 4 x 5' 7 (1.94m x 1.71m)

Range of matching wall units. Inset stainless steel sink unit. Work surfaces. Power points. Plumbing for washing machine. Tiled flooring. Door to side.

Landing

Access via loft ladder to insulated and partly boarded loft with light. Power points. Airing cupboard.

Bedroom One 14' 6 x 13' 0 (4.42m x 3.97m)

Window to front. Built-in double wardrobe. Radiator. power points. TV point. Door to en-suite.



En-Suite to Bedroom One 9' 3 x 6' 10 (2.82m x 2.09m)

Suite in white comprising wash hand basin set into vanity unit and close coupled WC with concealed cistern. Freestanding bath with mixer tap and handheld shower attachment. Built in wall mounted TV. Underfloor heating. Tiled walls and floor. Heated towel rail. LED downlighters. Extractor fan.

Bedroom Two 15' 3 x 11' 2 (4.65m x 3.41m)

Window to front. Built-in double wardrobe. Radiator. Power points. Door to en-suite.



En-Suite to Bedroom Two 3' 10 x 8' 11 (1.17m x 2.72m)

Suite in white comprising double shower cubicle, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Frosted window to side. Downlighters.

Bedroom Three 10' 4 x 9' 9 (3.15m x 2.98m)

Window to rear overlooking rear garden. Radiator. Power points.

Bedroom Four 10' 9 x 10' 2 (3.28m x 3.1m)

Window to rear overlooking rear garden. Built-in wardrobe. Radiator. Power points.

Bedroom Five 10' 2 x 9' 4 (3.1m x 2.85m)

Window to rear overlooking rear garden. Built-in wardrobe. Radiator. Power points.



Bathroom 9' 3 x 6' 10 (2.82m x 2.09m)

Suite in white comprising panelled bath, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Partially tiled walls. Frosted window to side. Downlighters. Quartz tiled flooring. Extractor fan.

Integral Double Garage (Current Gym) 17' 7 x 16' 9 (5.36m x 5.11m)

Door to side. Power points. Cupboard housing boiler.



Rear Garden 38' 12 x 43' 9 (11.88m x 13.33m)

Mainly laid to lawn with a patio and decked seating area. Side access. Large timber shed down the left hand side of the property.

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the utility room and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.



Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,326.92

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.



Agent Notes

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For a free valuation of your property contact the number on this brochure.

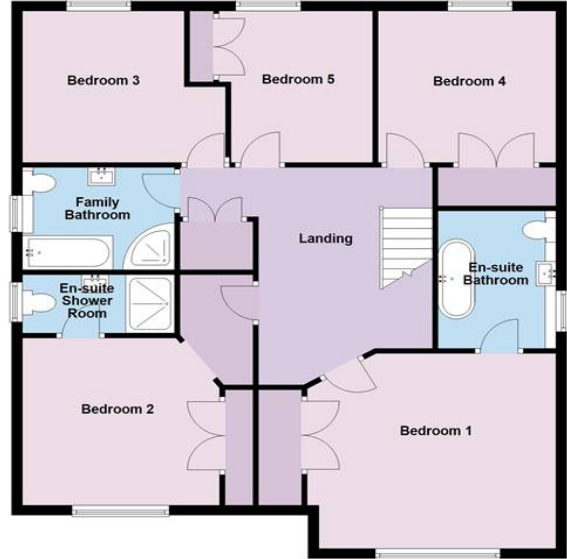




Ground Floor
Approx. 122.1 sq. metres (1313.9 sq. feet)



First Floor
Approx. 104.3 sq. metres (1122.9 sq. feet)



Total area: approx. 226.4 sq. metres (2436.7 sq. feet)
20 Mandarin Lane, Herne Bay