



**Kilndown Place
Stelling Minnis
Canterbury
Kent
CT4**

Offers In Excess Of £760,000

bettermove

Kilndown Place Canterbury

Bettermove are proud to present this 4 bedroom detached house in Stelling Minnis.

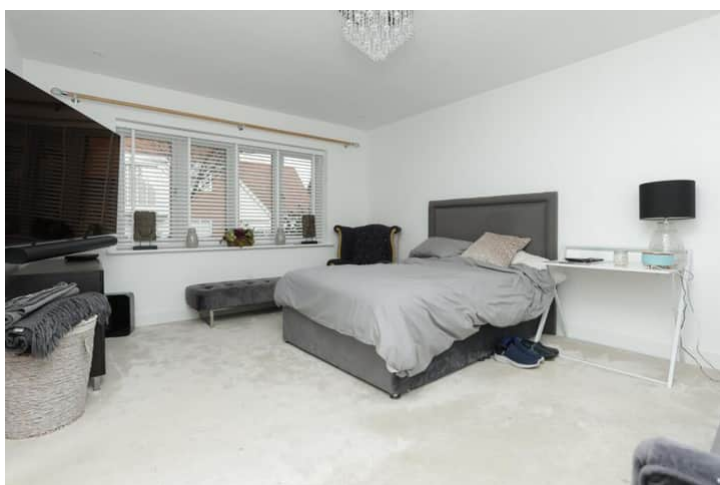
The property benefits from double glazing, underfloor heating and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is G.

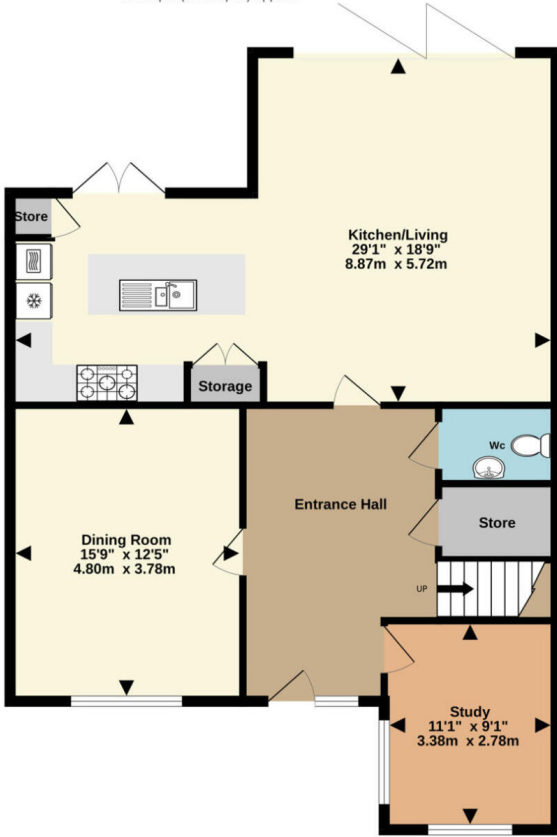
The interior of this beautifully presented property comprises a spacious dining room, study, downstairs WC and fitted kitchen and living area on the ground floor. The first floor consists of 4 with two of them including on-suites bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months, which includes a hot tub.

Located in the popular village of Stelling Minnis, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wye train station (6.8 miles), a variety of bus routes and the M20.

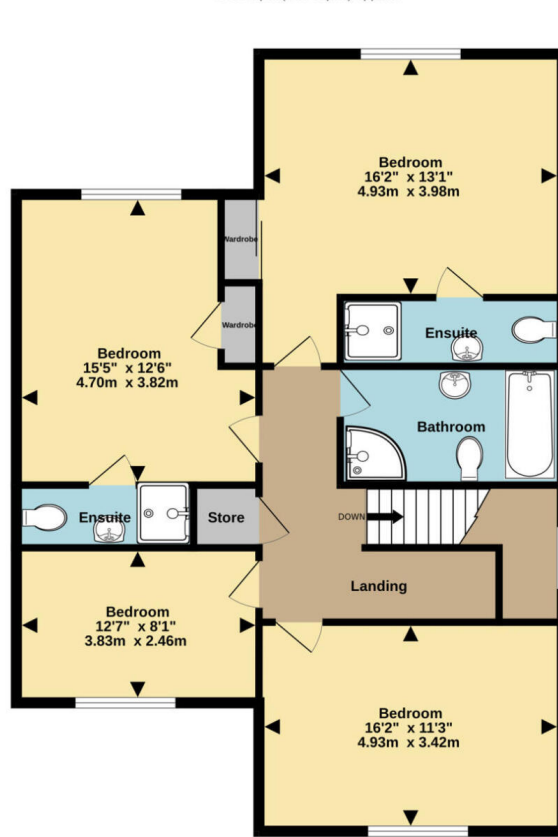
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



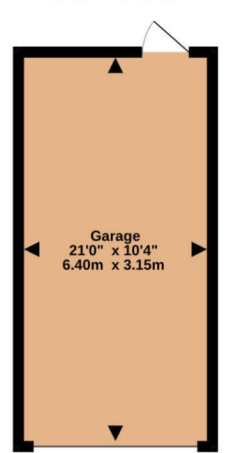
GROUND FLOOR
971 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



OUBUILDING
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	77	85
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	85	92
England, Scotland & Wales		
		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk