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1 Bartlett Close, Staple, Canterbury, Kent, CT3 1SR

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£575,000 Freehold

A rare opportunity to purchase a spacious three bedroom, highly energy efficient detached family home in the idyllic village of Staple. Built in 2021 the house has been much improved by the current owners to include a beautifully landscaped garden, fully fitted utility room, additional parking for 4 - 5 cars, air conditioning throughout and fitted wardrobes to the master bedroom.

- A Spacious Three Bedroom Detached Family Home
- Large Kitchen/Dining Room With Vaulted Ceilings
- Spacious Sitting Room With Bi-Folding Doors
- Recently Fitted, Quality Utility Room
- Master Bedroom Suite With Dressing Area & En-Suite
- Two Further Spacious Double Bedrooms
- Air Conditioning Throughout
- Double Car Port With EV Charging Point
- Home Office / Gym / Garden Room
- Set In The Sought-After Village Of Staple

The front door opens to the spacious entrance hall which has a large coats cupboard and stairs to the first floor.

The Kitchen/Dining room has high vaulted ceilings, bi-fold doors and Velux windows which flood the space with natural light. This is a great space for entertaining with its breakfast bar and ample space for a dining table.

The sitting room has bi-folding doors overlooking the rear garden and has plenty of space for all the family.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Also found on the ground floor is bedroom 3 and the recently fitted utility room.

Upstairs, the master bedroom suite has a dressing area with built in wardrobes and a spacious en-suite shower room. Bedroom two is a generous size double and the family bathroom has a bath with shower over, wash hand basin and w.c.

Outside, there is a double car port which has parking for two – three cars which benefits from an electric car charging point and double gates lead through to the back garden. The owners have created two additional parking spaces to the front of the property to provide additional parking. Most of the garden lies to the rear and measures approximately 49' x 35' and has been beautifully landscaped with Indian Sandstone paved seating areas and timber sleepers bordering the lawn.

There is also a high quality garden building which is fully insulated with power connected. It is currently used as a gym but would also make an ideal home office or summer house.

Bartlett Close is situated along a quiet country lane and is surrounded by beautiful open countryside and farmland. Staple is a rural village yet has an active community with its Saxon church, a village hall which has many activities throughout the year including the popular Staple Country Fayre, The Black Pig pub & restaurant and miles of walks and open countryside.

The nearby larger village of Wingham has a general store, Doctor & Dentist surgeries and newsagent. The villages of Wingham, Goodnestone & Ash have well regarded primary schools and Sandwich & Canterbury both offer an excellent range of Grammar and private secondary schools.



- **Agent's Notes:** We understand from the owners that there is a service charge of £33.50 per month for roadway maintenance.
- The property was built in 2021 by BEC Construction and has 6 years remaining of its new build warranty. (We have been given the above information by the vendors and suggest the purchaser and their solicitor checks the details before exchange of contracts).

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

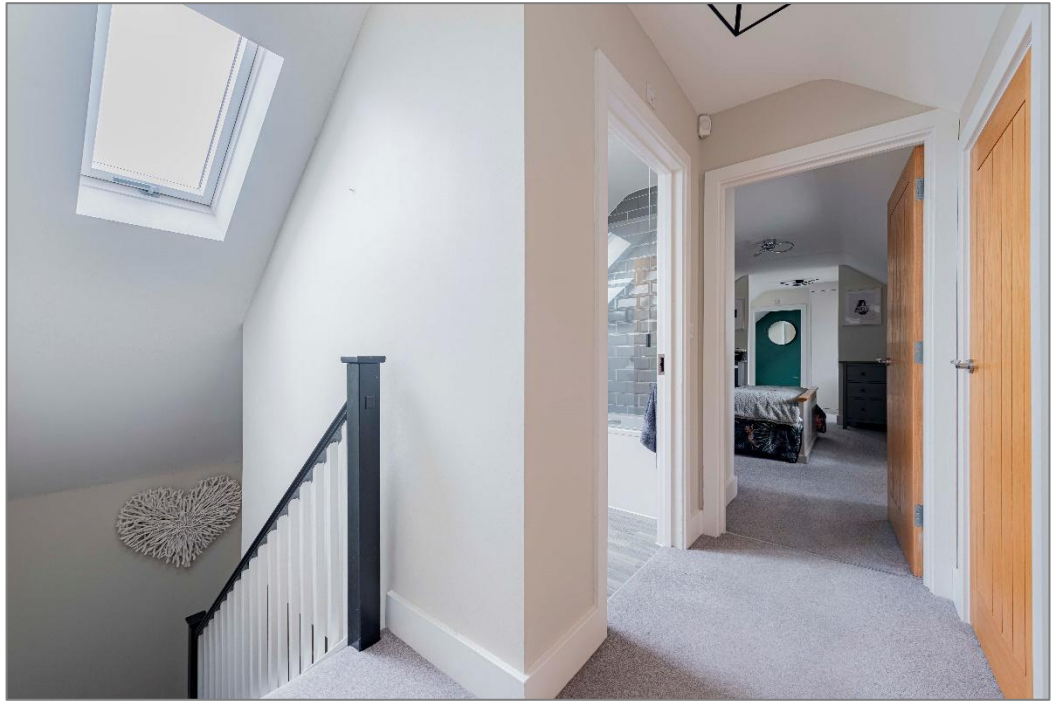
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 28/2/25 and amended on 27/5/26







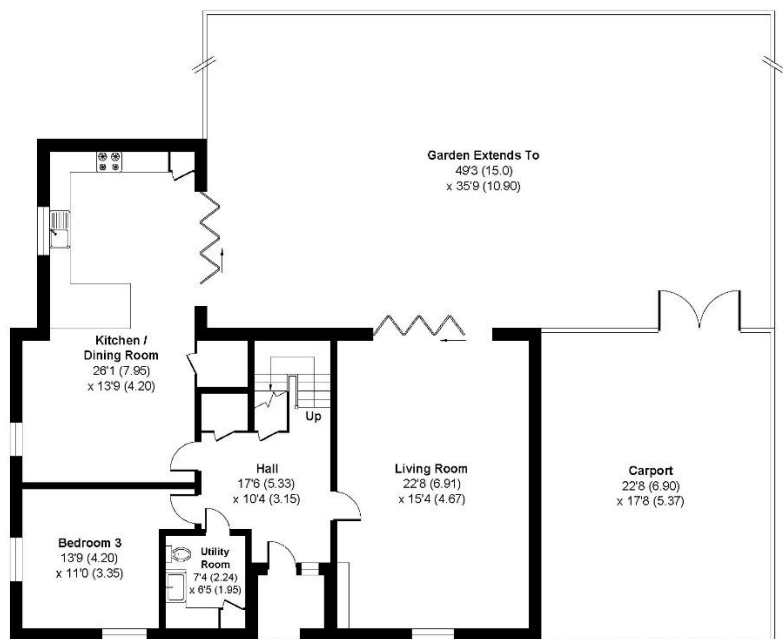




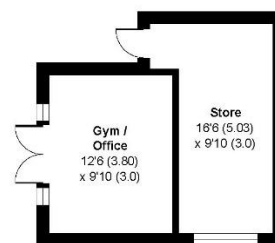


Bartlett Close, Staple

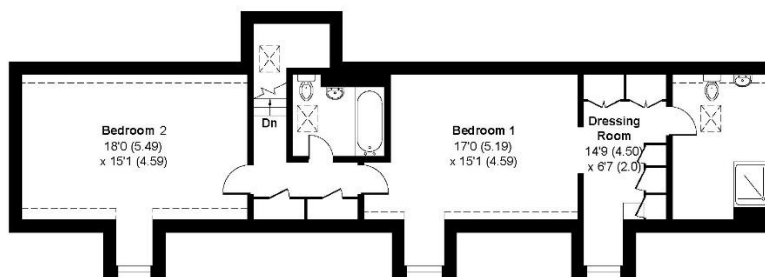
Approximate Gross Internal Area = 170.04 sq m / 1830.29 sq ft
 Outbuilding Area = 24.40 sq m / 262.64 sq ft
 Total Area = 194.44 sq m / 2092.93 sq ft
 For identification only - Not to scale



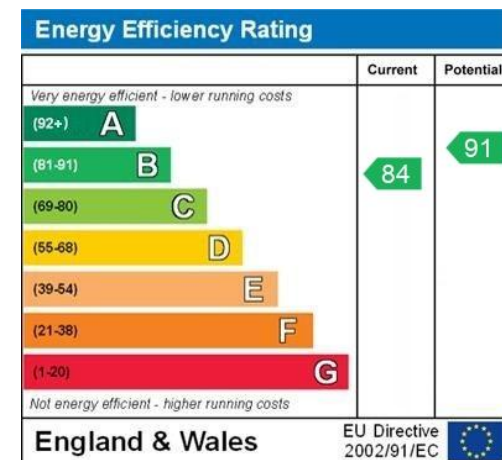
GROUND FLOOR



OUTBUILDING



FIRST FLOOR



WWW.EPC4U.COM

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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