

School Lane, Staple, Canterbury, CT3 1LJ

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School Lane

Staple, Canterbury, CT3 1LJ

Guide Price £725,000

Freehold

Situated along the desirable School Lane in the village of Staple, this attractive double fronted home was built in the early 2000s in keeping with the surrounding period properties, combining traditional styling with modern convenience. Beautifully maintained and offered to the market chain free, the property benefits from gas central heating, wooden sash double glazed windows and discreetly installed solar panels, providing improved energy efficiency and reduced running costs. The overall design offers generous and versatile accommodation, ideal for a wide range of buyers.

The lower ground floor provides a particularly flexible level, incorporating an integrated carport and single garage, a welcoming hallway, utility room and a modern shower room. A further reception room or fourth bedroom with patio doors opening directly onto the garden adds to the versatility of this space, making it ideal for guest accommodation, independent living, home working or hobby use. This level offers excellent potential for multi-generational living or for those seeking adaptable accommodation with a degree of separation from the main living space.

The ground floor centres around an elegant entrance hall leading to a bright and spacious living room, which opens onto a raised terrace enjoying elevated views over the rear garden. A separate dining room provides a formal entertaining space, while the well-appointed kitchen is fitted with stone worktops and a range of integrated appliances, combining both style and practicality.

On the first floor, a central landing gives access to three well proportioned double bedrooms. The principal bedroom benefits from an en suite bathroom, while the remaining two bedrooms each enjoy their own en suite shower rooms, providing a high level of comfort and convenience for family members and guests alike.

Externally, the property is approached via a sloping driveway leading to the integrated carport and garage, providing ample off road parking. The rear garden is of a generous size, mainly laid to lawn and bordered by mature planting, offering a good degree of privacy and seclusion. A well maintained front garden enhances the overall kerb appeal, completing this impressive home which offers both immediate comfort and long term flexibility in a sought after village setting.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Lower Ground Floor

Integrated Carport	2.82 x 5.43
Integrated Garage	3.06 x 5.43
Hallway	
Utility Room	3.17 x 3.23
Shower Room	
Bedroom 4/ Study	3.15 x 4.91

Ground Floor

Entrance Hall	
Living Room	4.93 x 6.55
Terrace	2.83 x 4.19
Dining Room	3.20 x 4.98
Kitchen	3.27 x 4.94

First Floor

Landing	
Bedroom 1	3.92 x 4.69
En-Suite Bathroom	
Bedroom 2	2.85 x 4.72 (max)
En-Suite Shower Rom	
Bedroom 3	3.57 x 3.88 (max)
En-Suite Shower Room	

External

Driveway
Front Garde
Rear Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band G (Dover District Council)

Energy Rating: Current 75 | C. Potential 77 | C.

Viewing by appointment only: Finn's Sandwich
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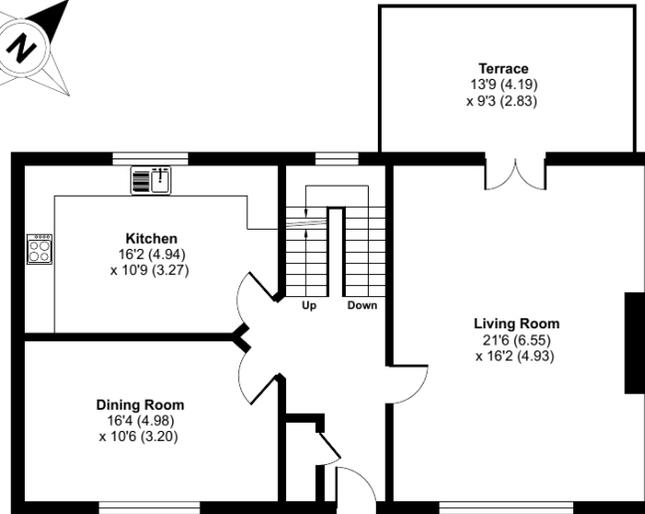


Approximate Area = 2131 sq ft / 197.9 sq m (exclude carport)

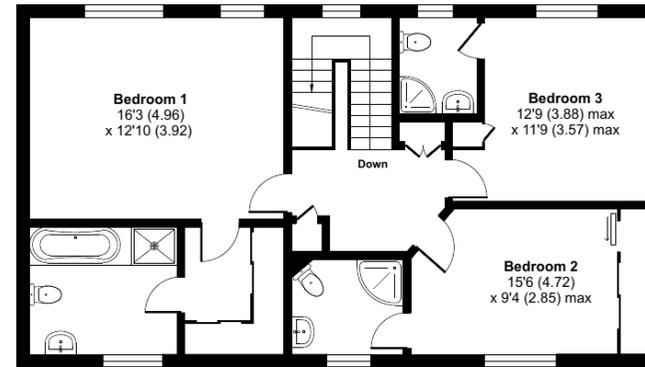
Garage = 188 sq ft / 17.4 sq m

Total = 2319 sq ft / 215.3 sq m

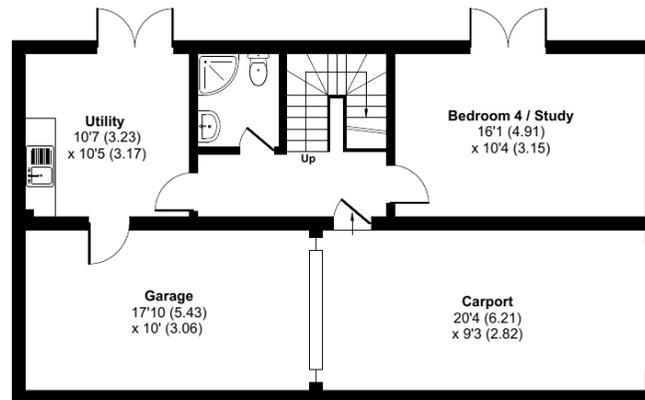
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Finns. REF: 1333732

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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