



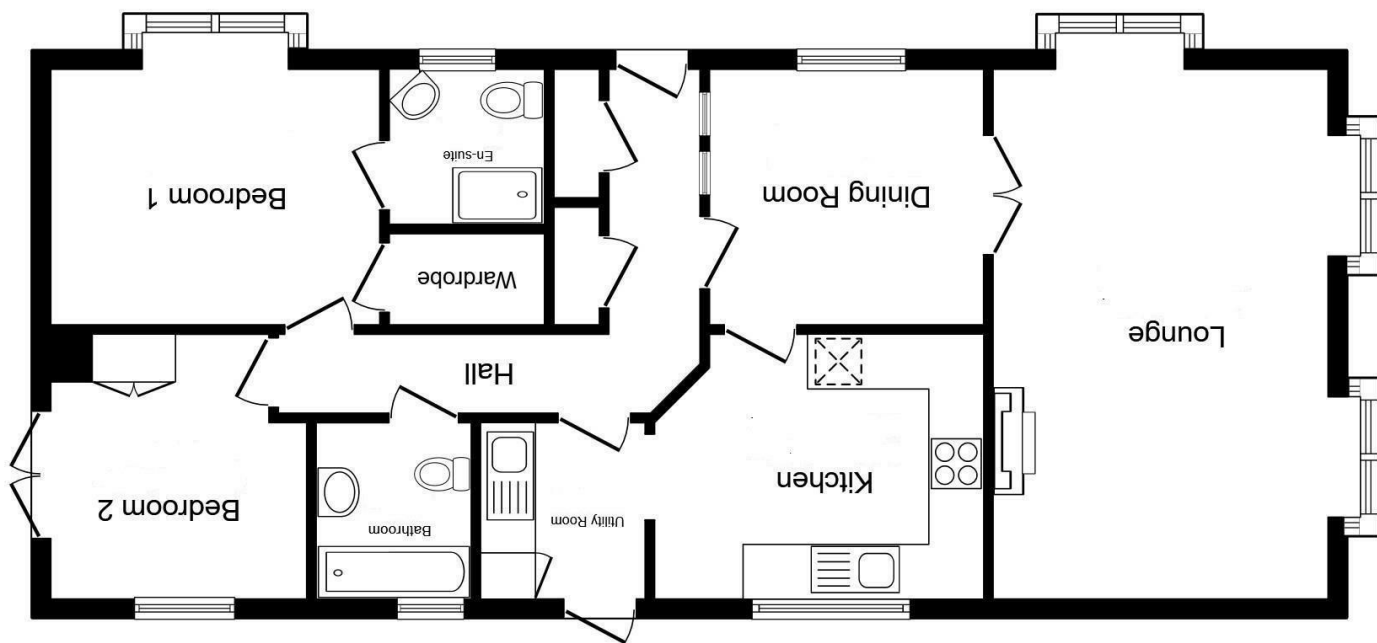
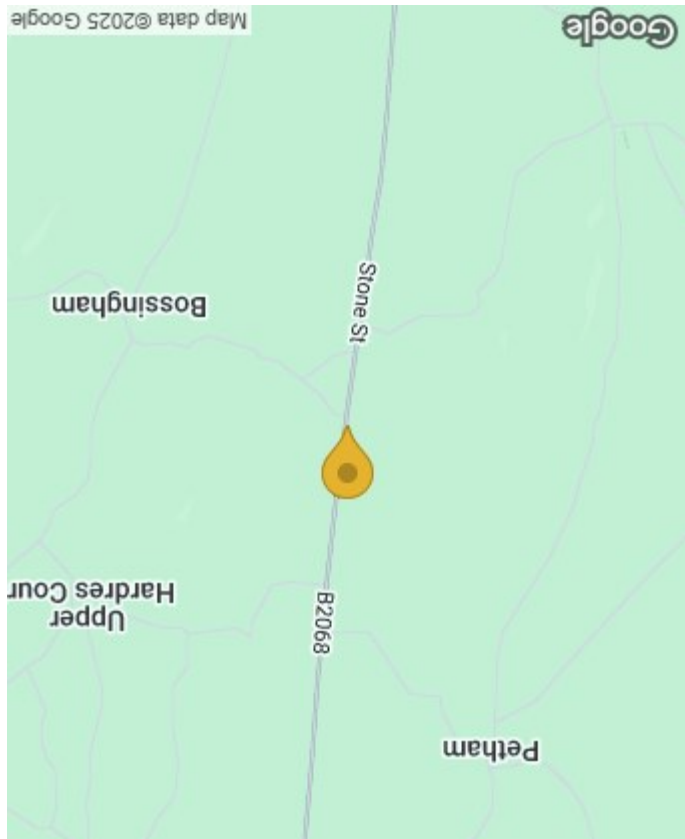
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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(A) (81-91)
Energy efficient	(B) (61-80)
Decent	(C) (51-60)
Below average	(D) (41-50)
Average	(E) (31-40)
Below average	(F) (21-30)
Very poor	(G) (1-20)

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EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (81-91)
Energy efficient	(B) (61-80)
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Below average	(D) (41-50)
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Total floor area 83.1 sq.m. (895 sq.ft.) approx



19 Stoneway Park  
Stone Street, Petham, CANTERBURY, CT4 5PR



Working for you and with you

## 19 Stoneway Park Stone Street, Petham, CANTERBURY, CT4 5PR

Select park home site located in Petham, a short drive from the Cathedral City of Canterbury.

Stoneway park is a fully residential site offering retirement living for the over 50's. Set amongst beautifully manicured communal gardens, this well presented property is extremely spacious with a beautiful green and leafy outlook.

The accommodation comprises entrance hall leading into a large lounge which is very light and airy, dining room, a well equipped kitchen and utility room, 2 double bedrooms, dressing room, en-suite shower room and separate bathroom.

With parking available for 1 vehicle, you'll have the convenience of easy access to your home.

The location of Stoneway Park offers a peaceful escape from the hustle and bustle of city life, allowing you to enjoy the beauty of the countryside while still being within reach of the amenities of Canterbury.

A village shop and The Rose and Crown public house are situated in the village of Stelling Minnis (approx 2.5 miles) with the Cathedral City of Canterbury just over 6 miles. In the opposite direction, Hythe and Folkestone are approximately 11.5 miles.

Don't miss out on the opportunity to make this park home your own and experience the idyllic lifestyle that Stoneway Park has to offer. Contact us today to arrange a viewing.

**£210,000**



### Entrance Hall

Part frosted Upvc double glazed entrance door. Radiator. Built in airing cupboard with radiator. Built in storage cupboard. Access to loft space. Power points.

### Dining Room

9'9" x 9' (2.97m x 2.74m)  
Upvc double glazed window to side aspect. Wall lights. Power points. Radiator. Glazed doors to the lounge and door to the kitchen.

### Lounge

19'3" x 12' (5.87m x 3.66m)  
Two Upvc double glazed box bay windows to front aspect. Upvc double glazed box bay window to side aspect. Two radiators. Feature fireplace and hearth with electric fire. Freesat television point. Wall lights.

### Kitchen

12' x 9'3" (3.66m x 2.82m)  
Upvc double glazed window to side aspect. Inset 1½ bowl Bakelite sink unit with spray mixer tap. Range of matching wall, base & drawer units with ample worktop surfaces. Under unit lighting. Mixed fuel hob with extractor hood above. Integrated Bosch electric oven. Integrated Bosch microwave. Freestanding fridge/freezer. Localised tiling. Spotlights. Radiator. Pop up worktop power point. Television point. Laminate flooring.

### Utility Room

6'3" x 5'2" (1.91m x 1.57m)  
Upvc frosted double glazed door to garden. Inset stainless steel ½ bowl sink unit with mixer tap and base unit under. Washing machine. Wall mounted storage cupboard. Built in cupboard with Worcester central heating boiler. Spotlights. Radiator. Laminate flooring.

### Bedroom 1

11'6" x 9'5" (3.51m x 2.87m)  
Upvc double glazed box bay window to side aspect. Radiator. Freesat television point. Door to walk in wardrobe and en-suite shower room.

### En-Suite Shower Room

Upvc double glazed frosted window to side aspect. Suite comprising walk-in shower cubicle with mains shower, corner vanity unit with inset hand basin and

cupboard below. Low level WC. Coved ceiling with spotlights. Extractor fan. Shaver socket. Radiator.

### Bedroom 2

10' x 9'5" (3.05m x 2.87m)  
Upvc double glazed window to side aspect. Upvc French doors to garden. Fitted double wardrobe. Television point. Radiator.

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)  
Upvc double glazed frosted window to side aspect. White suite comprising modern panelled bath with mixer tap and shower attachment, fitted vanity unit with storage cupboards and inset wash hand basin and close coupled WC. Extractor fan. Spotlights. Radiator.

### Garden

Pretty mature planted garden with a colourful variety of mature shrubs and perennials. Lawn and paved patio seating area. Two useful storage sheds.

### Parking

Block paved driveway adjacent to the home.

### Tenure

Tenure: The park home is freehold however a ground rent is paid to the site owners for the pitch.

### Council Tax

Band A: £1464.52 - we suggest interested parties make their own investigations.

### Agent's Note

Pitch Fee £244.27 per month - from January 2025 £249.63

One dog is allowed on this site.

Our client advises us that the boiler was installed 5 years ago and has 5 years remaining on the warranty. The site has piped LPG gas. The soffits, fascias, French doors and entrance door have been replaced in the last 5 years. Prestige homes inspected the chassis in 2020.

