



Canterbury Road, Monkton, CT12 4LH

Offers In Region Of £425,000

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## Canterbury Road, Monkton, CT12 4LH

GREAT OPPORTUNITY! A rare chance to acquire a good looking barn-style freehold property situated within the sought after village of Monkton with uninterrupted rural views. Currently being used as an artist studio, the property has planning granted for change of use and conversion to a 3-bed dwelling with associated parking. (Plans available upon request)

The property was built in 2009 and currently boasts a large reception room/gallery exhibition space with a door to the kitchen and the staircase to the first floor mezzanine. There is a fully fitted kitchen and a door to the rear garden and the downstairs bedroom with built in wardrobes (please see architect drawings for change of use to a dining room/study). From the kitchen is an inner hall with access to the downstairs WC and staircase to the first floor. On the first floor is a landing area with doors to the further bedroom with en-suite bathroom and the large mezzanine area, that currently looks down to the studio.(please see architect drawings showing the proposed 2 bedrooms and en-suite)

Outside, there is a generous size low maintenance rear garden which gives access to a pathway that runs around the far side of the property. Parking will be at the front and mapped out during its reconstruction.

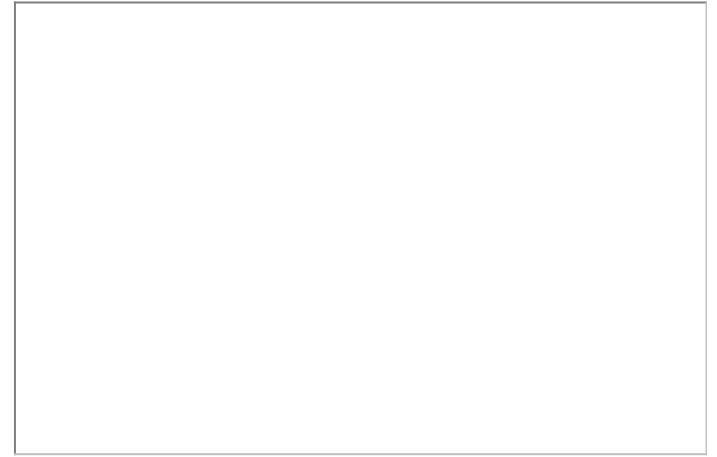
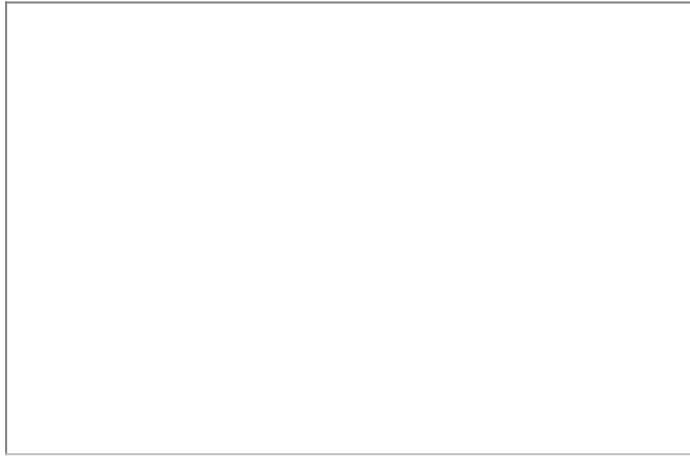
Interested applicants may wish to consider amending the current planning approval in which individuals may envisage an alternative use for the property. Any works would be subject to all necessary consents being obtainable.



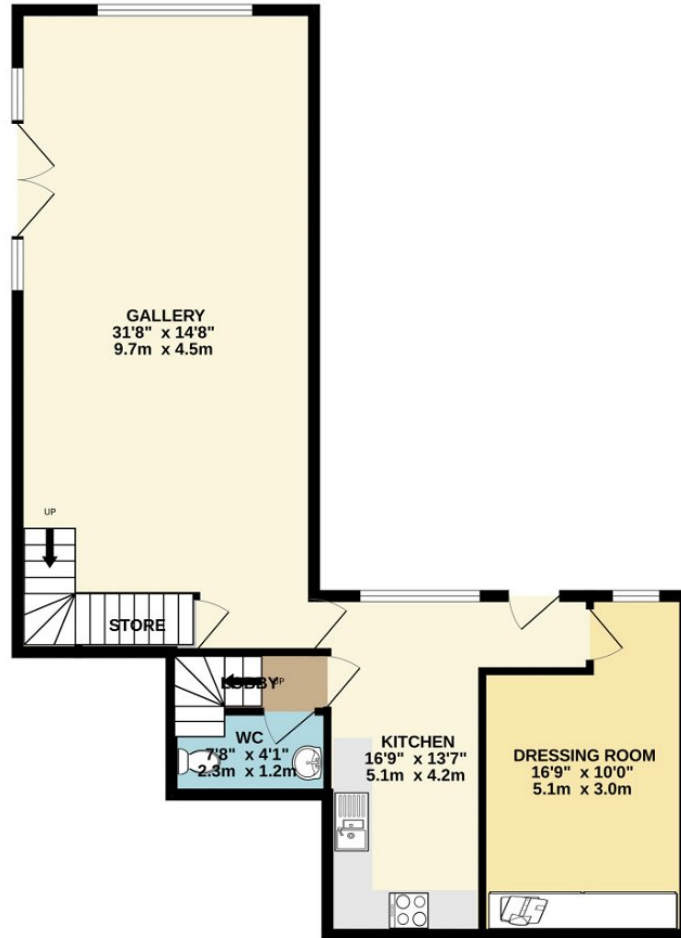




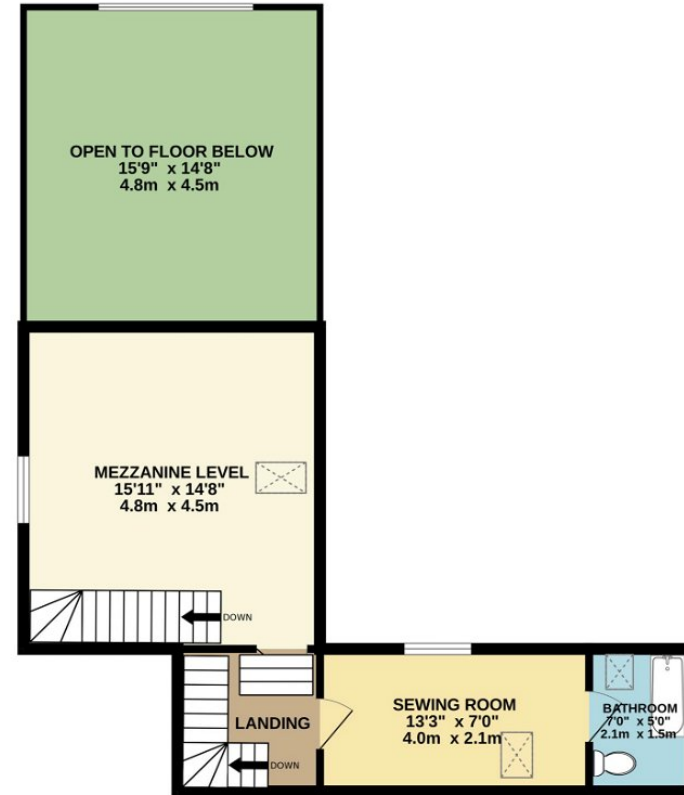




GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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