



Pilgrims Cottage, Church Lane, Kingston, Canterbury, Kent, CT4 6HX

EPC Rating = D

Guide Price £795,000





This wonderful home is tucked away in a most idyllic location in the heart of the popular village of Kingston. The property dates back to the 1700's and is 'Locally Listed' featuring impressive fireplaces, beams and exposed timbers. Over the years, the property has been thoughtfully extended and offers generous living space to the ground floor, making it ideal ideal for modern family life. There remains excellent potential for further expansion, subject to any necessary planning permissions. Upstairs, the home offers three spacious double bedrooms, while a secondary staircase leads to a large office/fourth bedroom on the first floor. Outside, the beautifully landscaped gardens surround the property and is predominantly laid to lawn with inviting sun terraces, perfect for family relaxation and entertaining guests. A rich variety of mature plants, shrubs, and trees adds charm and natural beauty to the setting. There is an attached double garage approached over a gravel driveway which provides plenty of off road parking. NO CHAIN



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Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 4

Bathrooms 2

Heating Gas and solar panels

EPC Rating D

Council Tax Band G
Canterbury City Council

Situation

Nestled in the picturesque village of Kingston, just a few miles south of the historic city of Canterbury, this charming property enjoys the best of both rural tranquility and convenient access to city amenities. Kingston is a sought-after village known for its scenic countryside, strong sense of community, and proximity to beautiful walking routes, including those through the Kent Downs Area of Outstanding Natural Beauty.

The nearby city of Canterbury offers a wide range of shopping, dining, cultural, and educational opportunities, including highly regarded grammar and independent schools. Excellent transport links are available, with Canterbury East and West stations providing regular high-speed services to London. The A2 is easily accessible, connecting to the M2 and beyond for further travel.

Kingston itself boasts a well-regarded local pub, a village hall, and a peaceful, friendly atmosphere, making it an ideal location for families and those seeking a quieter lifestyle within easy reach of the city.

The accommodation comprises

Ground floor

Entrance porch

Dining room open plan to:

13' 4" x 13' 2" (4.06m x 4.01m)

Kitchen

15' 5" x 7' 1" (4.70m x 2.16m)

Family room

15' 0" x 13' 5" (4.57m x 4.09m)

Utility room

WC





Study

17' 6" x 8' 3" (5.33m x 2.51m)

Living room

24' 2" x 13' 6" (7.37m x 4.11m)

Bathroom

Cloakroom/WC

Conservatory

12' 7" x 11' 5" (3.84m x 3.48m)

First floor

Landing

Bedroom one

15' 3" x 13' 7" (4.65m x 4.14m)

Bedroom two

11' 6" x 9' 3" (3.51m x 2.82m)

Family shower/bath room/WC

Bedroom three

13' 7" x 11' 8" (4.14m x 3.56m)

En suite shower room/WC

Office/bedroom 4

19' 4" x 16' 10" (5.89m x 5.13m)

Outside

Double garage and gravel driveway

22' 5" x 22' 5" (6.83m x 6.83m)

Pretty gardens







Approximate Gross Internal Area (Excluding Garage) = 241 sq m / 2592 sq ft
Garage = 42 sq m / 457 sq ft

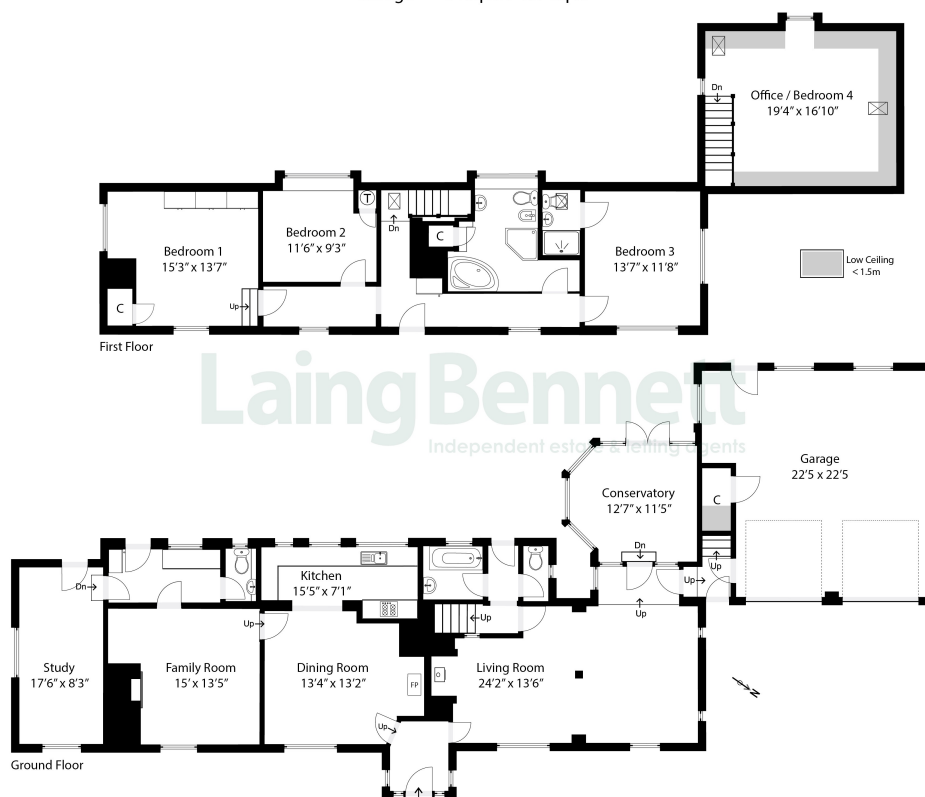


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

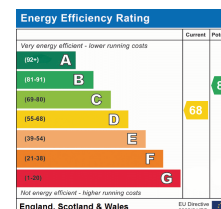
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The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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