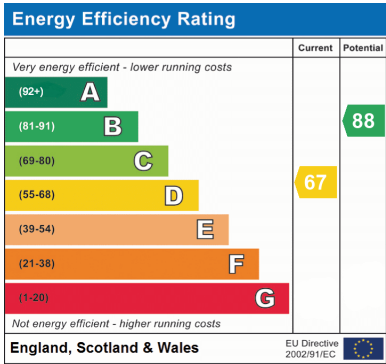


TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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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7 KING STREET, FORDWICH, CANTERBURY, KENT CT2 0DA

This charming, Grade II listed terraced cottage boasts two double bedrooms, a spacious family bathroom, two reception rooms and a downstairs cloakroom. The delightful, south-facing rear garden has climbing roses, mature trees, a brick shed and a lovely seating area. Situated in the heart of the historic, picturesque town of Fordwich, this 17th century period property offers a wealth of characterful features, such as a large inglenook fireplace, antique radiators, flooring and dressers, a roll top claw foot bath, and exposed beams throughout. The property is extremely well-maintained, with a recently installed 2022 boiler and stylish windows. Viewing is highly recommended in order to appreciate all this attractive, no chain property has to offer.

2 bedrooms ■ Beautiful antique features ■ Spacious family bathroom ■ Large inglenook fireplace with wood burning stove ■ Recently fitted windows and boiler ■ Charming south facing rear garden ■ Grade II Listed ■ Picturesque village ■ Walking distance to train station ■ NO CHAIN

PRICE: £359,000 FREEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

SITUATION

Named the "smallest town in England", the beautiful, picturesque town of Fordwich is rich with history, with recorded history dating back to the seventh century. There is a town hall, church and two public houses, one of which with a Michelin star. There are many cycle paths around, including one from Fordwich to Canterbury along the river, as well as lovely walks through bluebell filled woods.

Sturry station is only a ten minute walk away from the property, with services to central London in approximately one and a half hours, and Canterbury in four minutes. Canterbury West provides direct, high-speed trains to London St Pancras International in under an hour.

Fordwich is ideally located only a few miles from Canterbury City Centre. The popular historic tourist destination has plenty to do, as the city centre is packed with restaurants, shops, parks and activities. There are many reputable schools, with a good mix of both private and state education.

DIRECTIONS

When approaching Canterbury westbound on the A257, take the right turning down Stodmarsh Road, just prior to Canterbury Golf and Driving Range. Continue down this road until reaching Moat Lane on the left hand side. Turn down Moat Lane, then continue until Moat Lane veers left and becomes High Street. Follow the High Street round to the left, onto King Street. Number 7 is located approximately midway on this side of King Street, on the left. On street parking is recommended on High Street or to the right end of King Street, towards Yew Tree Gardens.

GROUND FLOOR

ENTRANCE

This charming cottage is entered through a brace and batten door, into the spacious living area.

LIVING ROOM



12' 6" x 11' 10" (3.81m x 3.61m)
The generously sized living room has a large original inglenook fireplace, with carved thistle, shield and Tudor rose emblems on the beam above, and a wood burning stove which can comfortably heat the entire cottage. There is a small cupboard to the right, housing gas and electric meters. There are ample power sockets, a radiator, exposed beams and engineered oak flooring. The sash window to the front has secondary double glazing, and was newly fitted in 2021. Wooden doors to the dining room and to the staircase.

DINING ROOM



13' 4" x 4' 7" (4.06m x 1.40m)
Perfect for having breakfast whilst looking out to the garden from the window to the rear, with exposed beams, a radiator, terracotta tiled floor, with doors to the cloakroom, kitchen and rear garden.

CLOAKROOM

Brand new monochrome feature tiled flooring, with pedestal hand wash basin with tiled splashback and traditional high level WC. There is a convenient understairs storage space, featuring exposed brick and beams.

KITCHEN



13' 9" x 8' 0" (4.19m x 2.44m)
The kitchen features a fantastic solid wood drainer, spanning the whole width of the kitchen, inset with a Butler sink. A combination of freestanding and fitted antique pine full length, wall, and base units, with marble and wooden worktops, and an antique pine dresser. A Bosch washing machine, fridge freezer, radiator, and space for tumble dryer or dishwasher. Stoves extractor hood above four-ring gas hob with green tiled splashback and cupboard space beneath, accompanied by a Stoves double oven and grill with drawer and cupboard space beneath. Terracotta tiled flooring, and windows to the rear and side, both looking out to the garden and newly fitted in 2021.

FIRST FLOOR

LANDING

Wooden bannister, grey carpets, exposed beams, power sockets, and a hatch to the loft. Doors to both bedrooms and the bathroom.

BEDROOM 1



13' 9" x 8' 10" (4.19m x 2.69m)
Brace and latch door to entry of a spacious double bedroom with exposed beams, radiator, ample power sockets, and a sash window to front with secondary double glazing. There is an attractive exposed brick chimney breast, with fireplace recess housing a bow-fronted chest of drawers.

BATHROOM



13' 9" x 8' 0" (4.19m x 2.44m)
An exceptionally large, Victorian style bathroom, comprising an ornate painted traditional high level WC, antique roll top bath with claw feet, enclosed cubicle with Mira electric shower, wall-mounted hand wash basin with tiled splashback and a brass heated towel rail with thermostat. There are opaque tilting windows to the side and rear, antique pine flooring and a substantial airing cupboard, housing shelving and a 2022 installed boiler.

BEDROOM 2



10' 9" x 8' 6" (3.28m x 2.59m)
Another double bedroom, with exposed beams, ample power sockets wall-mounted uplighters, and an antique pine dressing chest with mirror. Tilting window to the rear with views out to the garden, and a radiator beneath.

GARDEN



Secluded and south-facing, the enchanting rear garden is approximately 60ft long by 20ft wide. Shrubs, flowers, and mature trees, including silver birch and cherry, accompany a pink climbing rose and decorative arch. There is a good sized lawn, winding brick pathway, a brick shed, exterior light, two benches, outside tap, raised planted area and a gate to the side access. Featuring in this idyllic space, is even a private traditional decorative Victorian style street lamp, which is fully functional and operated from inside the cottage.

COUNCIL TAX BAND: D

Disclosure: A member of staff within John Kingston is related to the owner of the property.