







This enchanting Grade II listed home full of character and history. As you explore this charming home you will be delighted by the original features such as the inglenook fireplaces, original doors exposed beams and timbers. The property has pretty walled gardens that are well stocked with mature trees and border beds providing a place where you can relax and get lost in quiet seclusion away from the hustle and bustle of life. The property further benefits from a workshop and garage to the rear that can be accessed via a door from the garden store and has vehicular access to the rear with one off road parking space. EPC RATING = D

Guide Price £675,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 3

Bathrooms 2

Parking Parking space & garage

Heating Gas

EPC Rating D

Council Tax Band F
Canterbury City Council



Welcome to one of the original homes of this popular village

On entering the home you are greeted by the double aspect dining room which sets a welcoming tone, especially with the original 'aged' corner cupboard adding to its charm. The 'country' style kitchen with the recently fitted 'Aga'. makes this the heart of the home and addition of a utility room and shower room/WC adds practicality to the space. Moving on to the sitting room, the glazed French doors leading to the garden bring in plenty of natural light, creating a lovely ambiance. The open timber staircase separates the living room and compliments the impressive inglenook fireplace with a wood-burning stove.

Upstairs, there is landing and cloakroom/WC. The feature fireplace in bedroom two adds character, while bedroom three has a cupboard and door leading to the main bedroom. There is built-in wardrobe on the second landing and staircase leading down to the dining room. The first floor also has an extremely spacious family bathroom/WC.

The property has pretty walled gardens that are well stocked with mature trees, border beds, lawns and sun terrace providing a place where you can relax and get lost in quiet seclusion away from the hustle and bustle of life. The presence of the sycamore tree at the bottom of the garden adds a touch of natural beauty and provides shade and ambiance. When the white roses bloom on the arched pergola this beautiful garden becomes even more enchanting. The beech trees to the front and along the side property contribute to the picturesque setting and offer additional greenery.

The property further benefits from a garage to the rear that can be accessed via a door from the garden workshop and has vehicular access to the rear with one off road parking space.



The accommodation comprises

Ground floor

Covered entrance

With front door leading to the:

Dining room

12' 10" x 12' 5" (3.91m x 3.78m)

Sitting room

12' 6" x 12' 5" (3.81m x 3.78m) Being open plan to:

Living room

16' 11" x 11' 8" (5.16m x 3.56m)

Kitchen

14' 3" x 10' 5" (4.34m x 3.17m)





Utility

7' 6" x 7' 1" (2.29m x 2.16m)

Shower room/WC

First floor

Landing one

WC

Bedroom two

13' 2" x 12' 6" (4.01m x 3.81m)

Bedroom three

12' 11" x 9' 2" (3.94m x 2.79m) with door to:

Bedroom one

12' 10" x 12' 10" (3.91m x 3.91m)

Second landing

Bathroom/WC

Basement

Cellar accessed via hatch in the sitting room

16' 2" x 8' 6" (4.93m x 2.59m)

Outside

Delightful gardens

Workshop

15' 1" x 8' 6" (4.60m x 2.59m)

Garage and one off road parking space

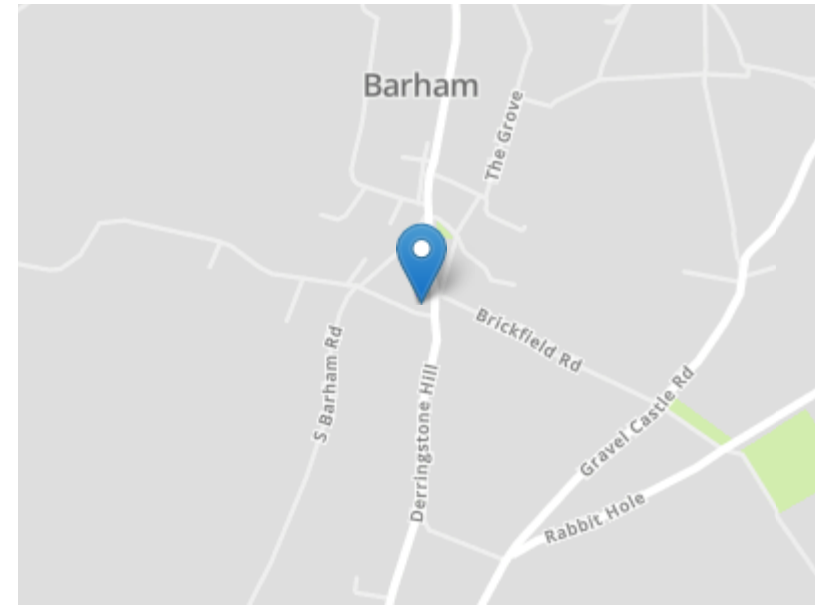
17' 6" x 8' 3" (5.33m x 2.51m) With right of way over neighbouring driveway.







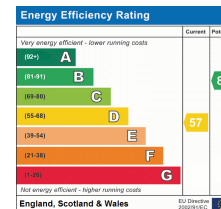
Approximate Gross Internal Area (Including Low Ceiling) = 144 sq m / 1552 sq ft
 Cellar = 11 sq m / 118 sq ft
 Outbuildings / Garage = 26 sq m / 278 sq ft



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