







A delightful four-bedroom period property, originally part of an Oast house, nestled in the heart of Kingston. This character-filled home offers generous living space and charming original features throughout. The ground floor accommodation includes: an inviting entrance porch, a spacious double-aspect living room with a beautiful brick fireplace and wood-burning stove, a separate dining room leading to the study which is a quiet retreat, and a charming garden room beyond. Additional features include a central hallway, a cloakroom/WC, and a well-appointed kitchen fitted with high-quality solid wood cabinetry. The first floor has a landing, main bedroom with an en-suite shower room/WC, three further double bedrooms and a family shower/bathroom/WC. The rear garden features a generous Yorkshire stone patio that wraps around two sides of the property, providing an ideal space for entertaining. The well-maintained lawn is framed by mature, established borders. Additional benefits include driveway parking for two vehicles and a detached garage. EPC RATING = D

Guide Price £575,000

Tenure Freehold

Property Type End of Terrace House

Receptions 3

Bedrooms 4

Bathrooms 2

Parking Garage and driveway

Heating Gas

EPC Rating D

Council Tax Band E
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

Living room
16' 1" x 14' 0" (4.90m x 4.27m)

Dining room
16' 2" x 11' 3" (4.93m x 3.43m)

Rear hallway





Study

10' 4" x 9' 4" (3.15m x 2.84m)

Garden room

8' 11" x 6' 7" (2.72m x 2.01m)

Kitchen

13' 0" x 11' 0" (3.96m x 3.35m)

WC

First floor

Landing

Bedroom one

14' 3" x 14' 1" (4.34m x 4.29m)

En suite shower room/WC

Bedroom two

14' 0" x 10' 3" (4.27m x 3.12m)

Bedroom three

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom four

10' 3" x 9' 6" (3.12m x 2.90m)

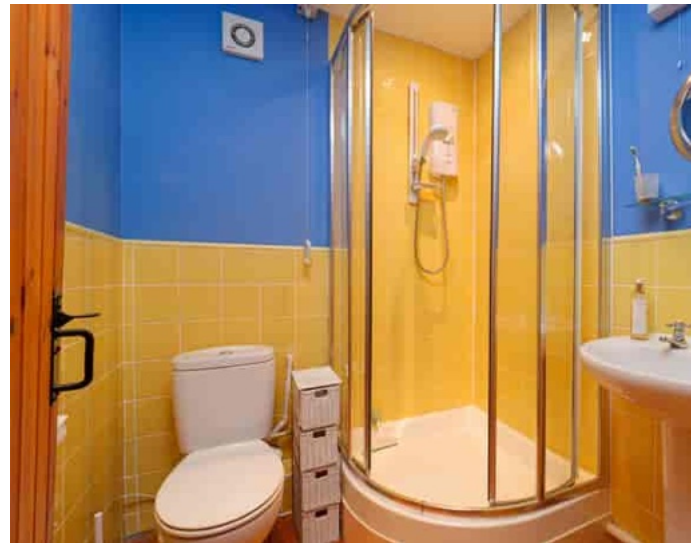
Family shower/bathroom/WC

Outside

Garage and driveway

19' 5" x 9' 11" (5.92m x 3.02m)

Attractive garden







Approximate Gross Internal Area = 145 sq m / 1561 sq ft
Garage = 18 sq m / 192 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?

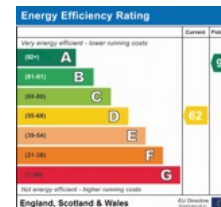
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