



Wits End, Town Road, Petham,  
Canterbury, CT4 5QT  
Offers in Excess of £425,000

incorporating  
**Browns**  
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# Wits End

Town Road, Petham, Canterbury CT4 5QT

Deceptively spacious detached chalet style bungalow with three reception rooms, two bath/shower rooms, and four bedrooms; set within gated gardens and offering wonderful open views. No Chain. EPC E

## Situation

Wits End is well located close to the centre of the village of Petham; which is a small unspoilt rural village offering not only excellent access routes, a Grade I Listed Church, active village hall, excellent public house/restaurant and a Primary School but a number of walks and rides through beautiful scenic countryside forming part of the Kent Downs Area of Outstanding Natural Beauty.

In a mere five to ten minutes you can be within the historic Cathedral City of Canterbury with its eclectic mix of shops, restaurants, supermarkets, golf course, theatre, sports facilities and outstanding schools, including the Simon Langton Grammar Schools, and much more.

Commuting services are excellent with the high speed transport links to London St Pancras via Ashford International. Further afield will be found both Eurostar and Eurotunnel services giving direct and easy access deep into Europe.

## The Property

This spacious property is set well back and ideally positioned within its own lovely gardens and enclosed by ranch style gates with fabulous open views to the rear.

The present vendors have spent 17 happy years in this property bringing up their children and with the wonderful field behind it has certainly made the ideal family home.

The ground floor offers a generous sitting room with working open fireplace, a further family room overlooking the rear gardens, views of the rolling fields, wood burning stove and an adjoining dining room.

The well fitted kitchen has wood wall and base units with worktops over incorporating a sink, slot in electric double cooker and space for a fridge/freezer.

A rear hallway has a utility area and also gives access to bedroom four and a shower room/WC,

while a further bedroom can be found at the front of the property along with an additional bathroom. Upstairs are two good size bedrooms with the rear bedroom having built-in wardrobes and fabulous rural views.

## Outside

The front gardens are well enclosed laid mainly to shingle for ample parking with an attractive flint wall and ranch style gates.

A large area of decking adjacent to the rear of the property is an idyllic spot for al fresco dining and to enjoy the fantastic countryside views; along with a further area of patio and neat lawn with outbuildings, log store and garden shed.

## Services

Mains water, electric and drainage connected. Multi fuel burning stove with back boiler serving a system of radiators; currently supplemented by electric storage heaters.

## Local Authority

Canterbury City Council, Council Offices, Military Road, , Canterbury, Kent, CT1 1YW.

## Current Council Tax Band: C

## EPC Rating: E

## Agents Note

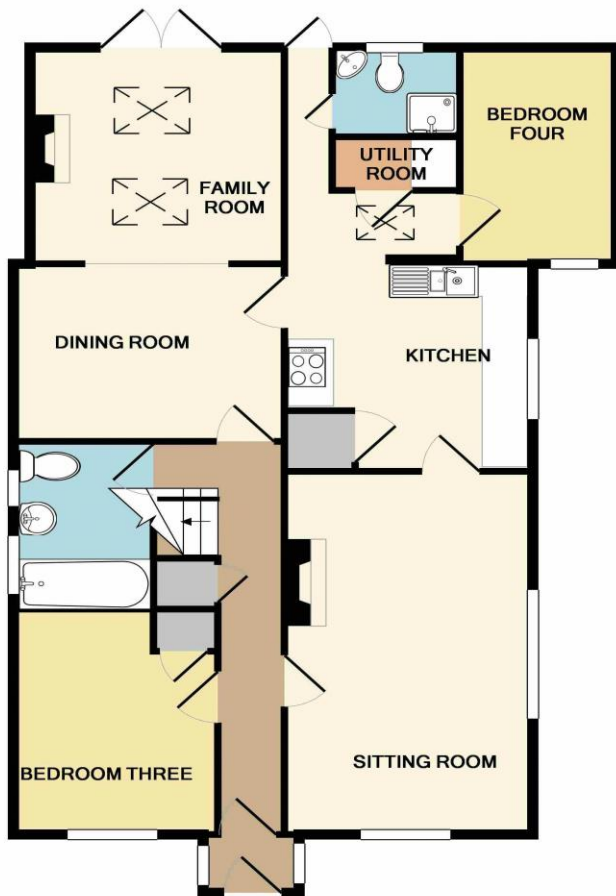
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



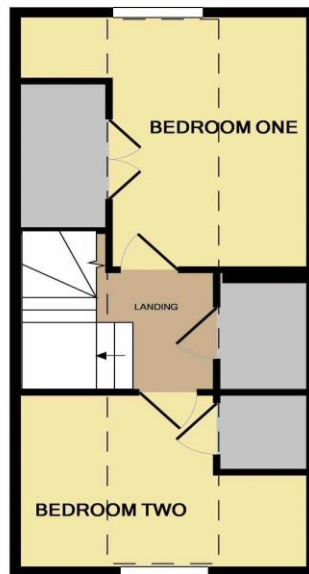


To view this property call Colebrook Sturrock on **01303 840422**





GROUND FLOOR  
APPROX. FLOOR  
AREA 910 SQ. FT.  
(84.5 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ. FT.  
(32.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1259 SQ. FT. (117.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Entrance Porch & Hallway

## Sitting Room

Approx. 17' 8" x 10' 8" (5.38m x 3.25m)

## Kitchen/Breakfast Room plus Utility Room

Approx. 10' 10" x 10' 1" (3.30m x 3.07m)

## Shower Room/WC

Approx. 5' 7" x 4' 4" (1.70m x 1.32m)

## Dining/Family Room

Approx. 19' 4" x 11' 9" (5.89m x 3.58m)

## Bedroom Three

Approx. 10' 8" x 8' 6" (3.25m x 2.59m)

## Bedroom Four

Approx. 10' 6" x 6' 10" (3.20m x 2.08m)

## Family Bathroom

Approx. 8' 2" x 6' 1" (2.49m x 1.85m)

## First Floor Landing

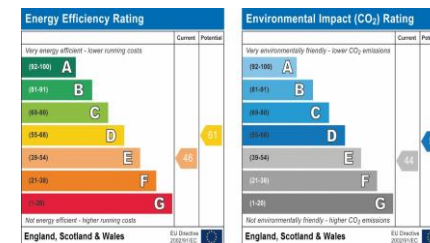
with eaves storage cupboard. NB. Some reduced head height at this level.

## Bedroom One

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

## Bedroom Two

Approx. 12' 11" x 8' 9" (3.93m x 2.66m)



Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: info@brownscountyproperty.co.uk



incorporating  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.