



1 Dairy Farm Cottages, Street End,
Canterbury, CT4 5NR
£385,000

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Browns





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A charming period cottage with further potential, generous parking and wonderful extensive gardens with open views. No Chain.

Situation

The property is well located in this popular rural hamlet, which together with the neighbouring Lower Hardres boasts a number of amenities, including a popular public house/restaurant, community hall, cricket ground, farm shop and church. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty, over which there is a wealth of walks, rides and cycle routes. Street End is positioned just a few miles south of the historic Cathedral City of Canterbury, which offers a wide range of shopping, recreational and educational facilities, together with high speed main line train services to London, with the travel time to London St Pancras being some 60 minutes. A little further afield will be found the expanding business centre of Ashford, from where the capital may be accessed in some 37 minutes and, via Eurostar connections, there is direct and easy access deep into Europe.

The Property

A pretty semi-detached cottage in a most sought after location available for the first time in many years and certainly not one to be missed! The accommodation at present comprises: entrance hall, sitting room with open fireplace, kitchen/dining room, and bathroom on the ground floor, while upstairs are two good size bedrooms plus a useful loft room. Attractive features include an emphasis on stripped wood throughout, the open fireplace, enclosed staggered staircase, etc. The current vendors have carried out some improvement works, including new lighting, replastering and decoration to the kitchen/dining room. Originally, the first floor had three bedrooms and with the installation of a partition wall, this could be again, as the windows are still in place. The neighbouring property has extended and, subject to any necessary permissions, it would seem feasible that the same

could be done here creating a much larger home. A property in this location offering such potential in such an idyllic setting really deserves an early viewing to avoid disappointment.

Outside

The established gardens immediately adjacent to the cottage are pretty, with several paved areas and well stocked with a variety of plants, flowers and trees. A truly stunning feature of the property however, is to be found at the rear; where the most surprising and fabulous garden measuring approx. 120ft will be found; laid mainly to lawn with a greenhouse, summer house, two sheds and affording lovely open views. Off road parking is provided on a separate plot located opposite the property with space for a number of vehicles.

Services

All mains services connected. Gas fired central heating with replacement boiler installed in 2013. External power supply and external taps located in the garden.

Local Authority

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

Current Council Tax Band: D

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.

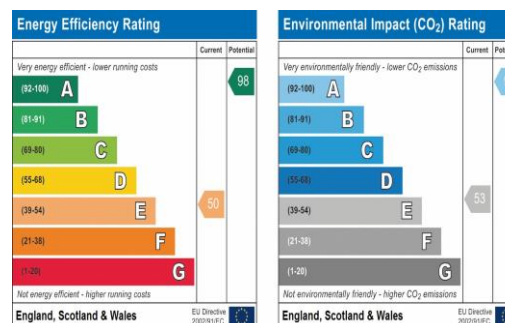


To view this property call Colebrook Sturrock on **01303 840422**



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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Covered Side Entrance

Sitting Room

Approx. 13' 11" x 10' 11" (4.24m x 3.32m)

Kitchen/Dining Room

Approx. 13' 11" x 10' 11" (4.24m x 3.32m)

Rear Lobby & Bathroom

Approx. 8' 4" x 6' 0" (2.54m x 1.83m)

First Floor Landing

Bedroom One

Approx. 13' 11" x 12' 5" (4.24m x 3.78m)

Bedroom Two

Approx. 11' 3" x 9' 10" (3.43m x 2.99m)

Useful Loft Room

Approx. 13' 11" x 10' 6" (4.24m x 3.20m)

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