





# Cobnut Cottage, Dawes Road, Dunkirk ME13 9TL



- Newly Built Detached Chalet Bungalow
- Attractive Traditionally Styled Exterior
- Beautifully Appointed Interior
- Two Double Bedrooms Upstairs
- Bedroom & Shower Room On Ground Floor
- Stunning Open Plan Living Area
- Block Paved Drive & Decked Rear Garden
- 10 Year NHBC Guarantee

## SITUATION:

Cobnut Cottage is situated on a quiet, country lane, surrounded by orchards and lovely countryside on the edge of the popular village of Dunkirk.

It is approximately three miles east of Faversham and five miles west of Canterbury and is situated next to Blean Woods, which are a designated Site of Special Scientific Interest.

Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway

stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well known brands and three times a week the town has a bustling market.

The town has several well regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.





#### DESCRIPTION:

Cobnut Cottage is a newly built, yet traditionally styled, detached chalet bungalow, built to a high specification, with attractive brick and weatherboarded elevations and a high quality interior. It has been built with both disabled access and energy efficiency in mind, with features such as UPVC double glazed windows and doors, oak internal doors, engineered oak flooring to the ground floor and carpets to the first floor, brushed stainless steel sockets throughout, a stylish kitchen with integrated appliances and bathrooms with striking, contemporary suites.

A UPVC double glazed front door opens into a wide entrance hall with engineered oak flooring, doors to a utility room, a coats cupboard and a beautifully appointed shower room with a large walk-in shower enclosure.

The entrance hall also leads to a huge, open plan living space & kitchen to the rear of the property, with double glazed French doors which open onto full width decking across the rear of the property. This vast, light and airy space naturally divides into a well proportioned living area and a dining area adjacent to the kitchen. This has been fitted with an excellent range of contemporary white wall and floor units set around wood effect work surfaces, a range of integrated appliances and a wide breakfast bar.

The ground floor accommodation is completed by a room which could serve as either an additional reception room or a third bedroom.

On the first floor, a small galleried landing with two Velux windows to the front, leads

to two generously proportioned bedrooms, each with vaulted ceilings and an en suite. The master bedroom is to the left of the landing and is a superb double room with two Velux windows to the rear and a stunning en suite bathroom with a gorgeous free standing bath and a contemporary suite, finished with attractive ceramic tiling.

The second bedroom is also a good size double room with Velux windows to the rear and a beautifully appointed en suite shower room finished with lovely ceramic tiling and mosaic borders.



#### OUTSIDE:

Cobnut Cottage is approached via an attractive block paved driveway, which provides parking for numerous vehicles. There is a small strip of front garden and a useful external storage cupboard with lighting and a water supply.

To the rear of the property, there is a section of full width decking with level access from the property and a small, enclosed rear garden which will be seeded to lawn.

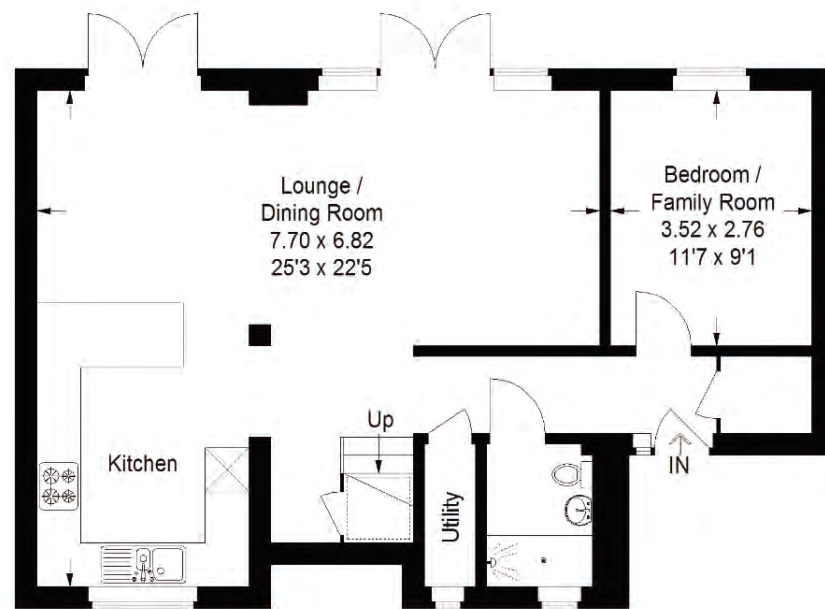
**TENURE: FREEHOLD**



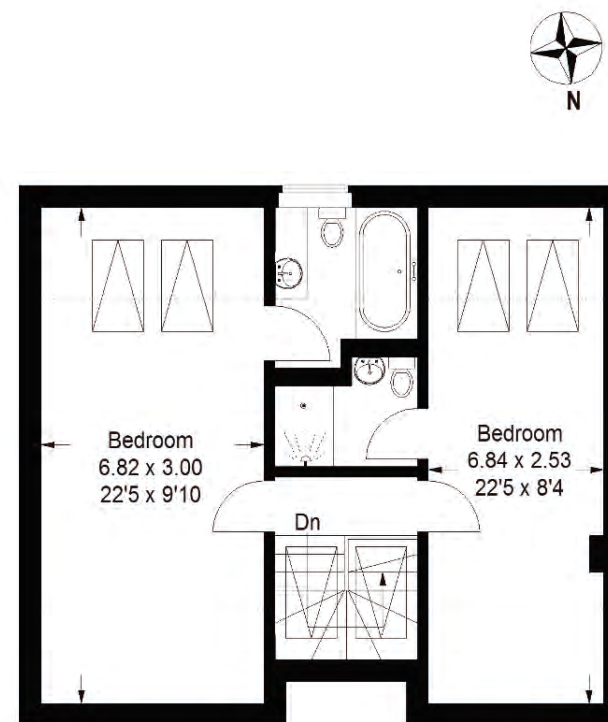
TOTAL FLOOR AREA: Approx. 1253 sq. ft (116.4 sq. m)

EPC: TBC

GENERAL INFORMATION: All mains services. The property comes with a 10 year NHBC guarantee.



Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0

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