



2 Triple Oast, Plough Lane, Upper Harbledown, Canterbury, Kent, CT2 9AS



Triple Oast is a wonderful conversion of a former oast house into three dwellings, retaining many original features, and is full of charm and character. This property forms the mid section of the oasts and provides spacious accommodation over three floors and is well presented throughout. On the ground floor there is a large sitting room, an attractive kitchen diner with appliances including a range cooker, washing machine and fridge/freezer and downstairs cloakroom. Upstairs there is an impressive master bedroom with a high beamed ceiling, further bedroom and an attractively fitted family bathroom with roll top bath. On the top floor is a double bedroom with en-suite shower room and access to a loft room which could be used as a study or workroom. Externally the property is approached by a shared private driveway with parking for two cars. The outside space is unusual as there is no garden but there is a patio courtyard outside the house providing space for seating and allotments adjacent to the premises. There is an established plot reserved for this property providing a vegetable patch plus gravelled seating area and shed. The village recreation ground is nearby, and the property situated in a quiet and spacious cul-de-sac so viewing is highly recommended as these elements provide easily accessible outside space

The property is set on a small no through road in the heart of Upper Harbledown, an attractive village with surrounding countryside providing lovely walking and cycling. It is close to the City of Canterbury which boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London.

£1,300pcm

Part furnished/unfurnished





Council Tax Band: E

Parking for 2 cars

Available December

Security Deposit £1,384.00

One month's rent in advance

£276 (1 week's rent) to reserve the property - terms and conditions apply

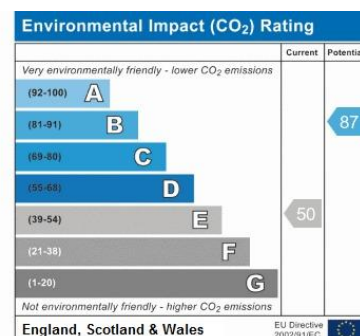
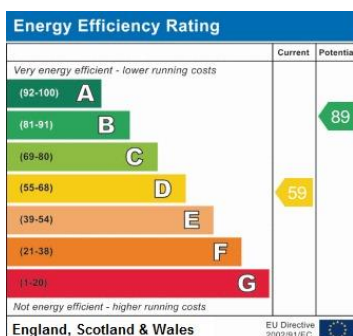
Managed by landlords. Rent collected by Charles Bainbridge Estate Agents

We would be pleased to arrange a viewing by appointment; simply call

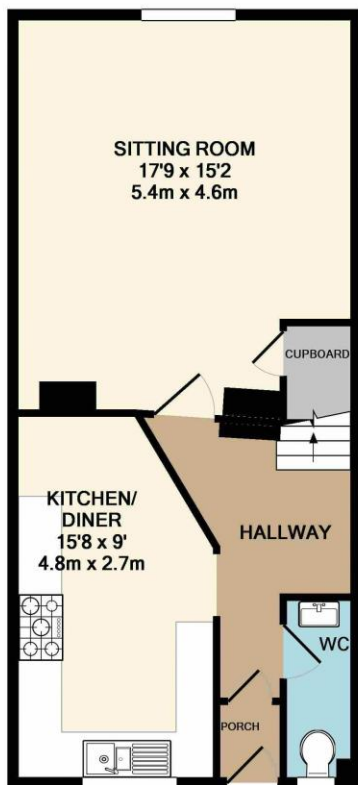
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or email

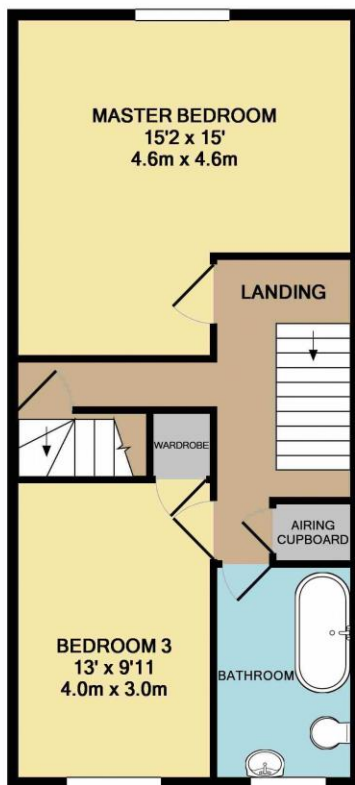
lettings@charlesbainbridge.com



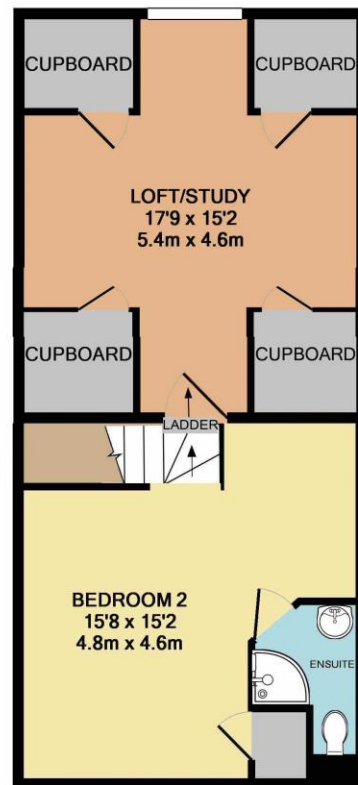
LOFT FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1533 SQ.FT. (142.4 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles Bainbridge
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