



Charles Bainbridge



4 Downside Cottages, Adisham Road,
Bekesbourne, Canterbury, Kent, CT4 5HA

£360,000







4 Downside Cottages comprises a semi-detached house in an enviable rural position commanding fine views to the front and rear over neighbouring farmland and countryside. The property has comfortable accommodation arranged over three floors. On the ground floor is a kitchen/dining room to the rear with bi-folding doors opening onto the garden. There is a sitting room to the front with a log burning stove. On the first floor are two bedrooms plus the family bathroom. On the second floor is a further bedroom with skylight windows to the rear. The property benefits from gas fired heating via a Baxi combination boiler located in the bathroom and has double glazed windows.

From the road vehicular access is gained onto a parking area adjacent to which is the front garden being grass with access to the front door. There is a further garden area to the side and a path reaching the rear garden. For plant lovers, foragers and general nature lovers this home is surrounded by an established edible forest garden. Including trees such as strawberry, peach, lime, apple, pear, fig, hazel, hawthorn & cherry. Edible plants such as chocolate vine, Goji berry, day lilies, Mahonia, lavatera, red and white currants, raspberry and blackberries, a grape vine and a variety of edible herbs; among many others. Paths lead to the rear reaching the studio/workshop which in turn enjoys lovely views over the countryside beyond. The space to the rear and side of the property provides an ideal opportunity for significant extension (subject to all necessary planning consents and building regulations). Similar such extensions have also been carried out by many of the adjacent properties.

The property enjoys a most attractive rural setting on the edge of the rural village of Bekesbourne. Nearby Chalkpit farm is a lovely rural shopping facility including cafe and vets. Local facilities can be found in the nearby village of Bridge which also boasts a highly regarded Primary School and selection of pubs. The Cathedral City of Canterbury is easily accessible and offers a wide range of shopping and leisure facilities and an impressive range of schools, colleges and universities. Bekesbourne railway station has regular services to Canterbury East and London Victoria. Canterbury West railway station provides High-Speed services to London St. Pancras with a journey time of approx. 55 mins. The outlying countryside provides lovely walking, riding and cycling.

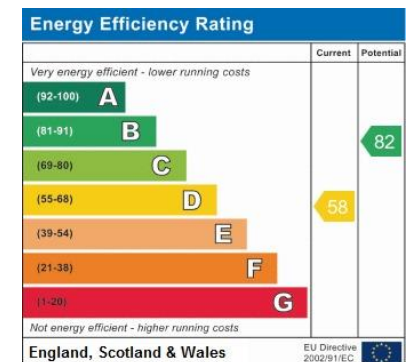
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

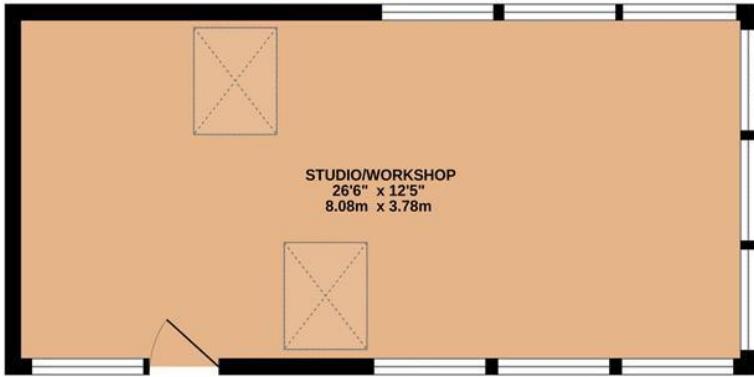
Council Tax Band: C

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

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



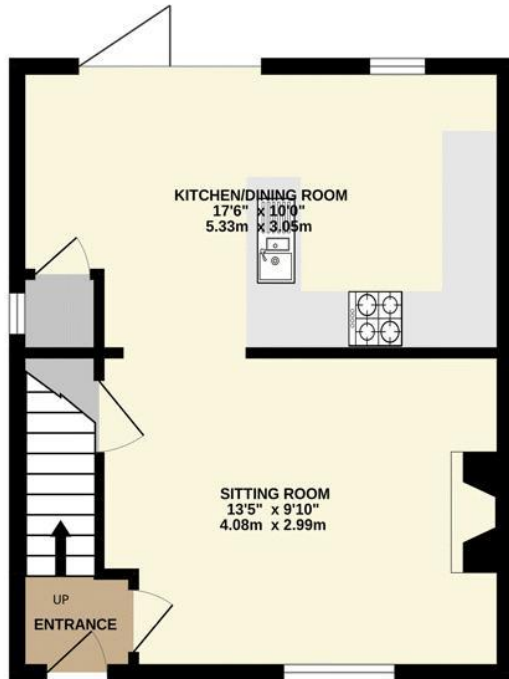
STUDIO/WORKSHOP
329 sq.ft. (30.6 sq.m.) approx.



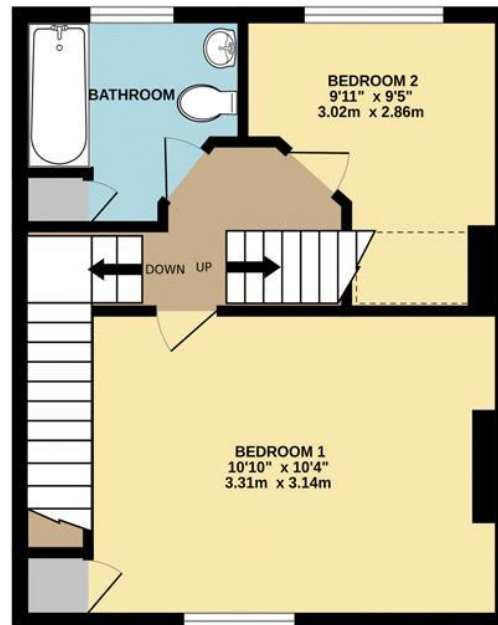
TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

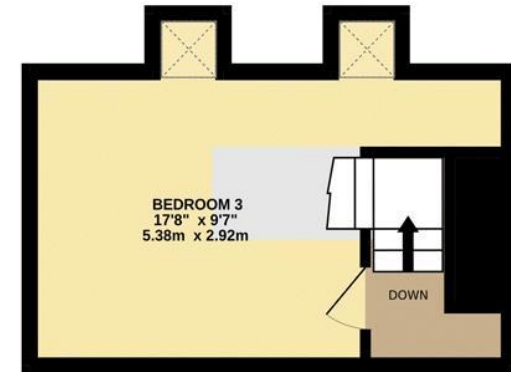
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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



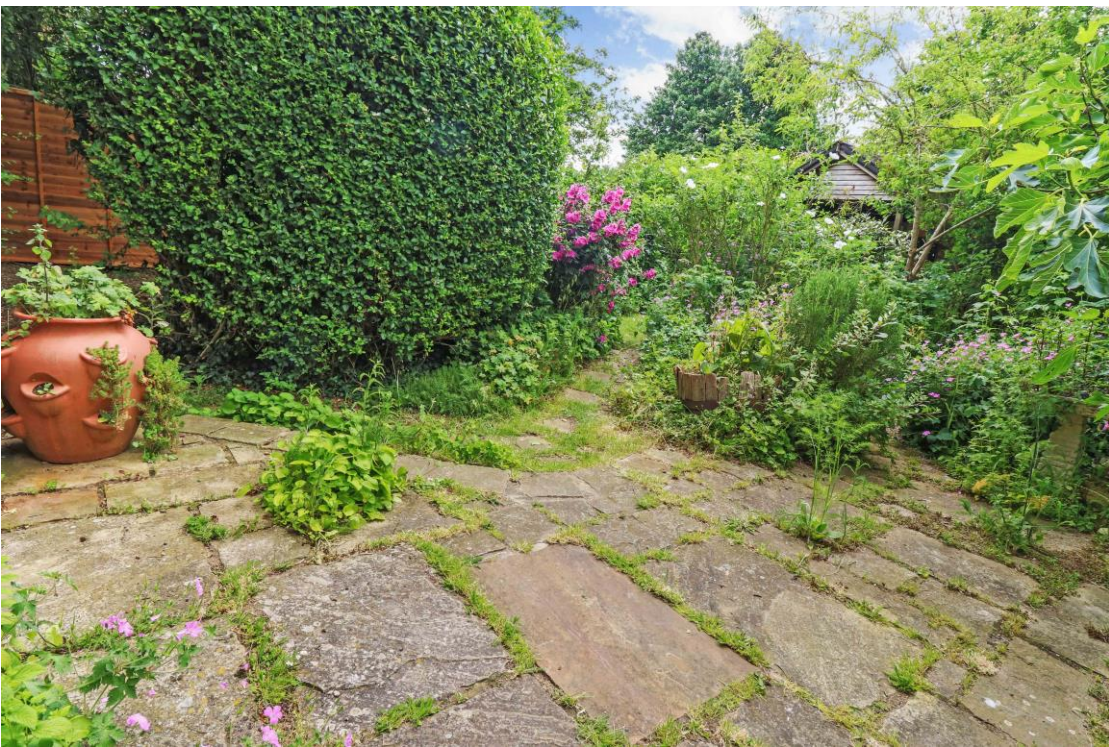
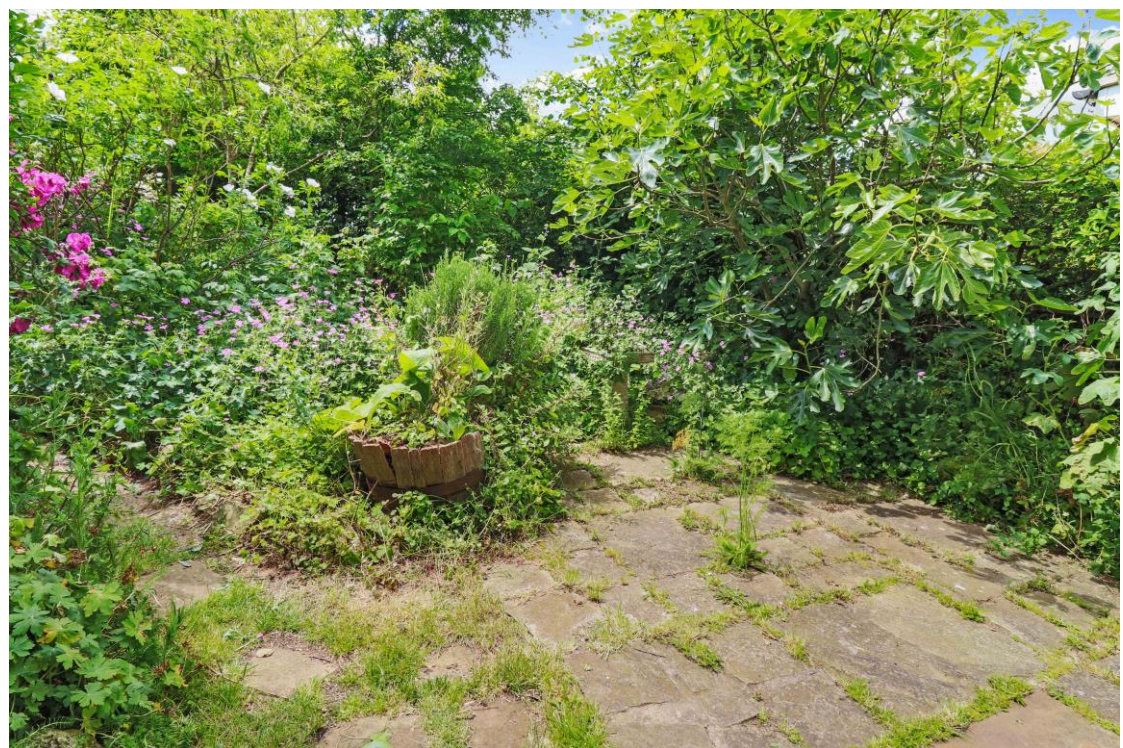
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.6 sq.m.) approx.













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.



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