



Petham Hide, The Broadway, Petham, Kent, CT4 5RX



A beautifully appointed detached house in an idyllic setting with countryside views. The property has historically been ancillary accommodation to the larger principle house and now provide a substantial and unique home in itself and is delightfully presented throughout. On the ground floor is open-plan living accommodation comprising comprehensively fitted kitchen with integral appliances and attractive timber and granite work surfaces. There is adjacent dining space in turn leading into the sitting room with woodburner and French doors open onto the timber veranda. There is also a study/bedroom four plus a shower/utility room. On the first floor the master bedroom suite enjoys an impressive bedroom and ensuite shower room, there are two further double bedrooms and a well-appointed family bathroom with separate shower.

Externally the property is approached by a timber five-bar gate onto a driveway providing access to parking. There is a large timber veranda providing lovely seating, eating and entertaining and an adjacent area of lawned garden. There are extensive grounds beyond the formal garden area which the landlords are happy to allow tenants to enjoy with appropriate respect to the land and their own privacy. These grounds are a nature lover's paradise with mown paths allowing lovely walks in amongst the wild grasses, wild flowers and trees. There is a outdoor cooking area and mown pitch for football and games.

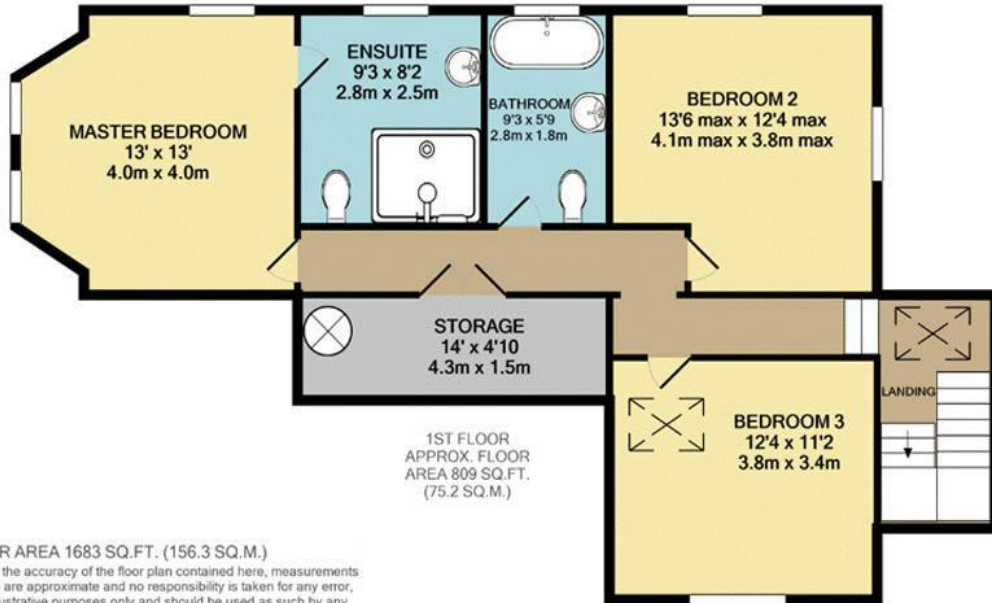
The property enjoys a delightful location just on the edge of the popular village of Petham, Petham is a highly regarded village to the south of Canterbury surrounded by farmland and countryside providing lovely walking and cycling. The village has its own popular Primary School and nearby Canterbury provides a comprehensive range of shopping, leisure and educational facilities. Canterbury west station provides High Speed rail links to London St. Pancras with a journey time of approx. 55 minutes.

£2,500

Furnished

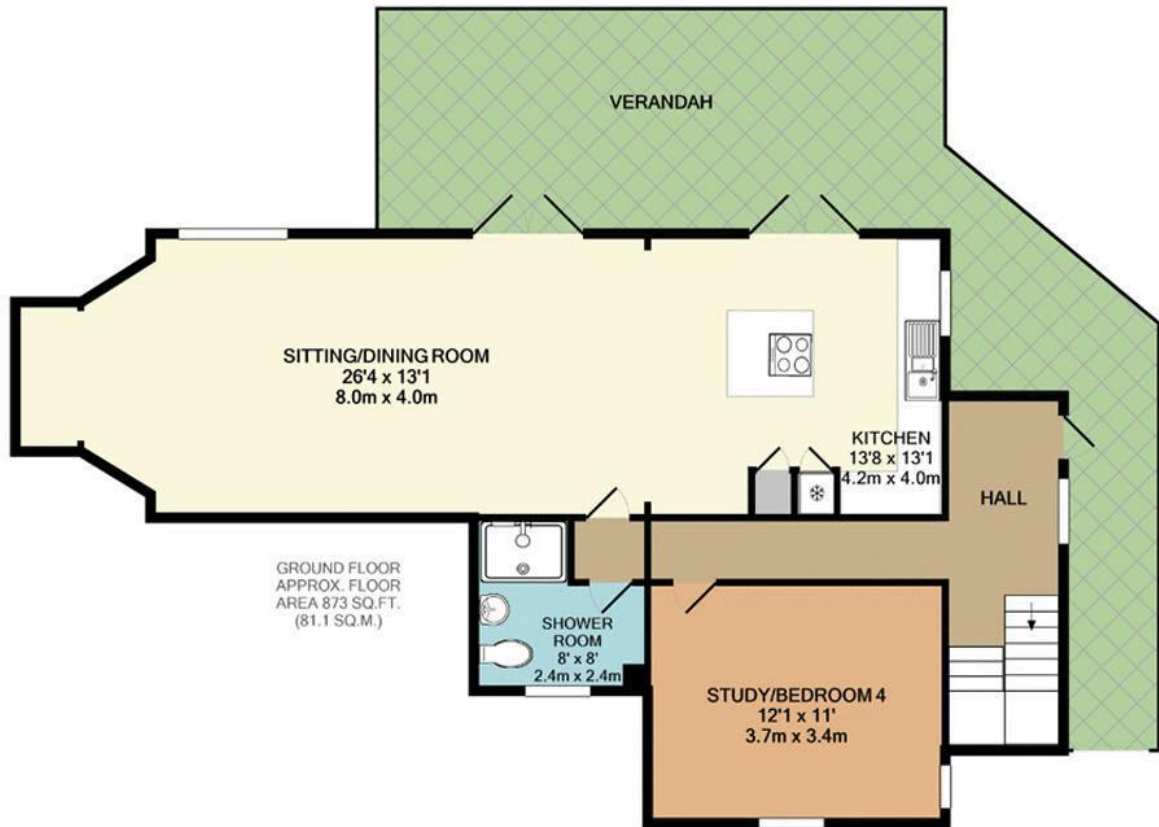






TOTAL APPROX. FLOOR AREA 1683 SQ.FT. (156.3 SQ.M.)

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

Security Deposit £2884

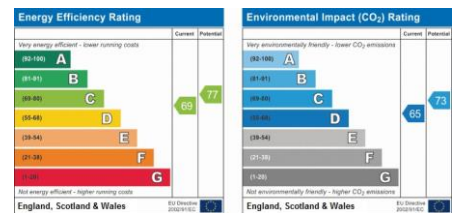
One months rent in advance

Council tax and gardening included in the rent.

£576 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlord

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











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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