



Charles Bainbridge



Oak Cottage, 8 King Street,
Fordwich, Kent, CT2 0DA

£435,000







A most attractive Grade II listed cottage with a wealth of features in a central setting in a highly regarded location. The property offers well-proportioned accommodation and a wealth of features throughout with a large sitting/dining room to the front with an impressive fireplace. To the rear the kitchen has dual aspect windows and fitted units with wooden worktops, ceramic butler sink and access to the garden. On the first floor are three double bedrooms with the main having beautiful bespoke made wardrobes. There is a pretty landing with more exposed timbers and the family bathroom. The property benefits from a large loft, gas fired central heating and main services.

Externally there is a large south facing garden to the rear, fully enclosed, and measuring 85' x 25' (25.89m x 7.61m). The garden is mainly laid to lawn with a paved patio, brick built shed and pedestrian gate with right of access down the side of the property to the front.

Fordwich is celebrated as the smallest town in the country and was an important port where the Caen stone was landed. This was used by the Normans to rebuild Canterbury Cathedral in the 12th and 13th centuries, with the town also benefitting from a Norman Church and Town Hall. Today Fordwich is a delightful location with the river Stour still running through it, there are two public Houses including the Michelin starred Fordwich Arms. Nearby Sturry is home to a variety of useful shops and services including a chemist, hairdresser and Post Office and also benefits from being home to Junior King's School and Sturry Primary school. The cathedral City of Canterbury is easily accessible and offers a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. Sturry has a rail station which allows quick access to the High-Speed rail link from Canterbury West station providing services to London St. Pancras in approx. 55mins.

Services: All main services are understood to be connected.

Tenure: Freehold

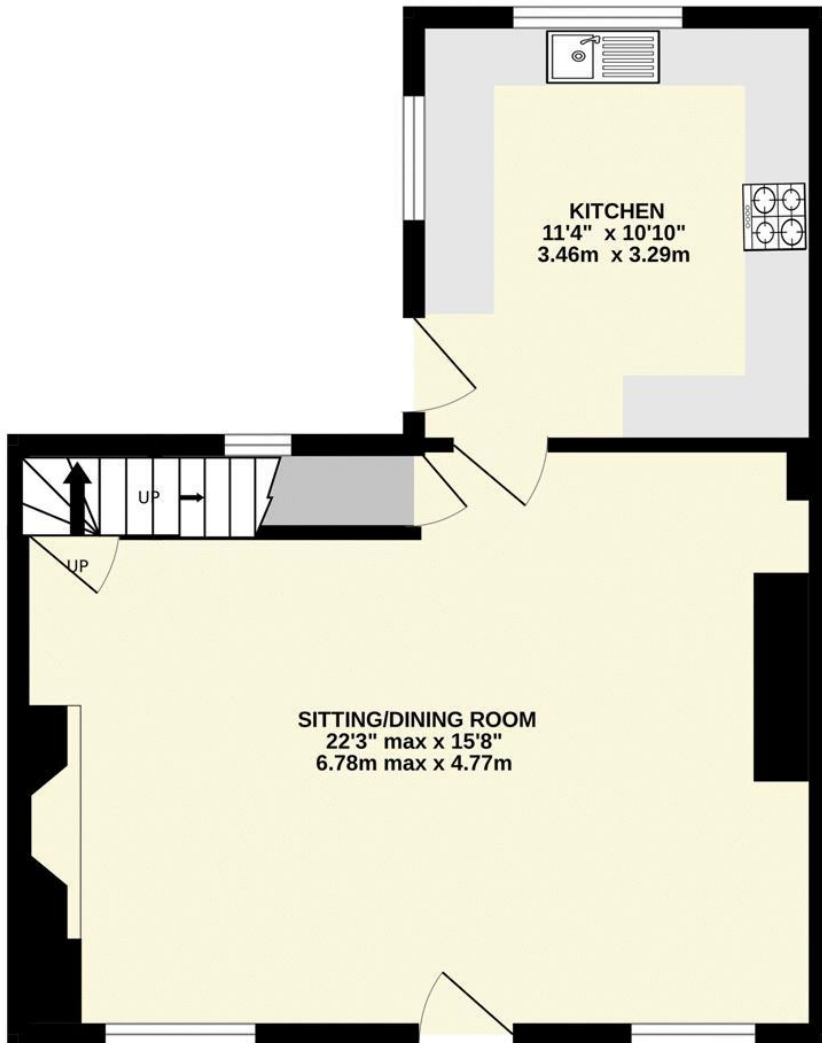
Council Tax Band: E

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

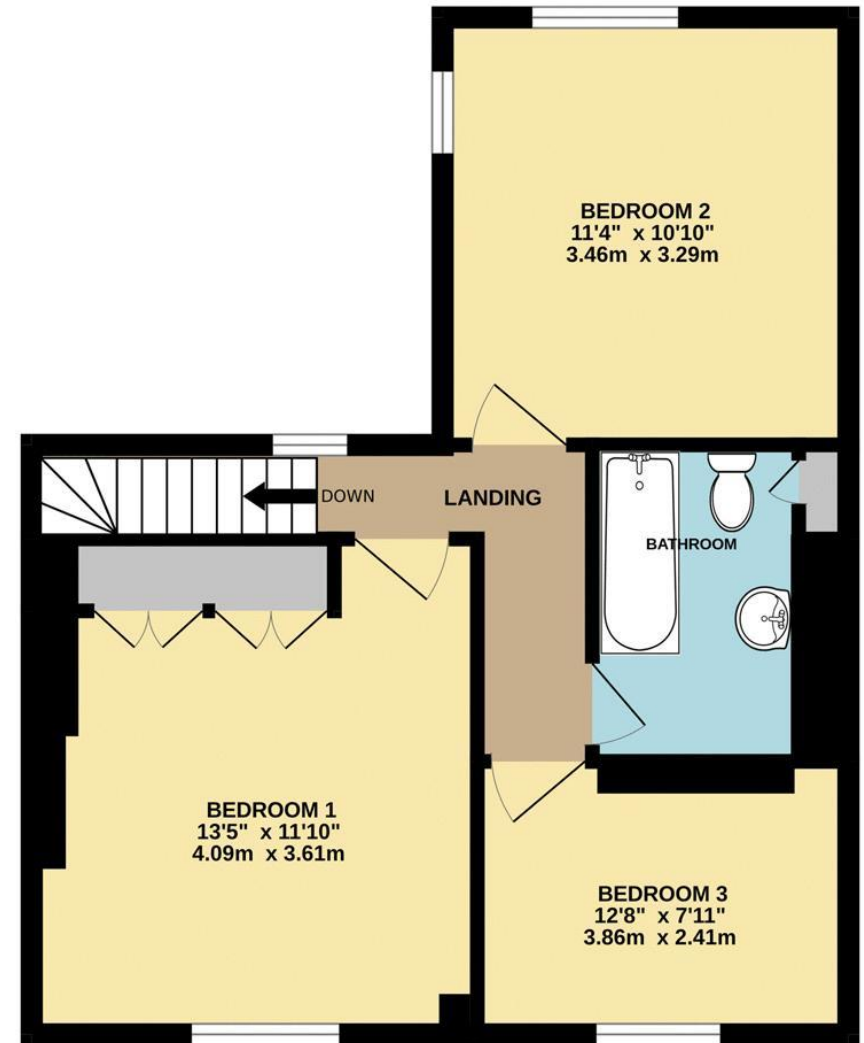
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



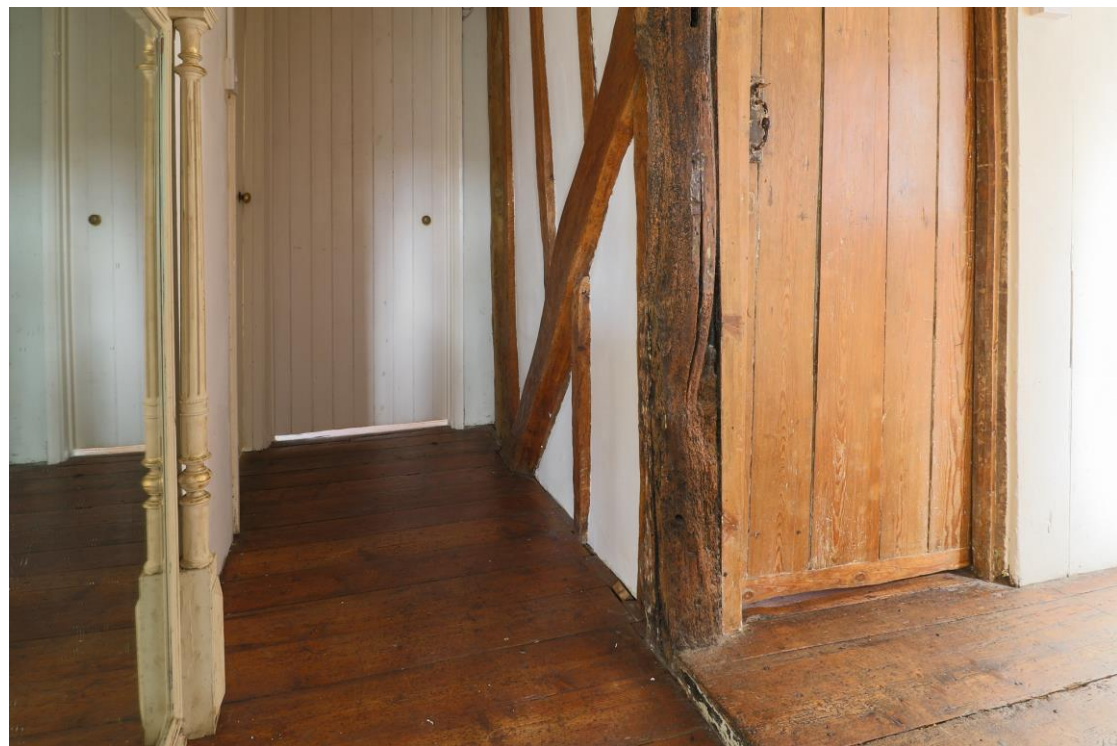
TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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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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