



Charles Bainbridge



2 Bank Cottages, The Street,  
Petham, Canterbury, Kent, CT4 5QZ

£375,000

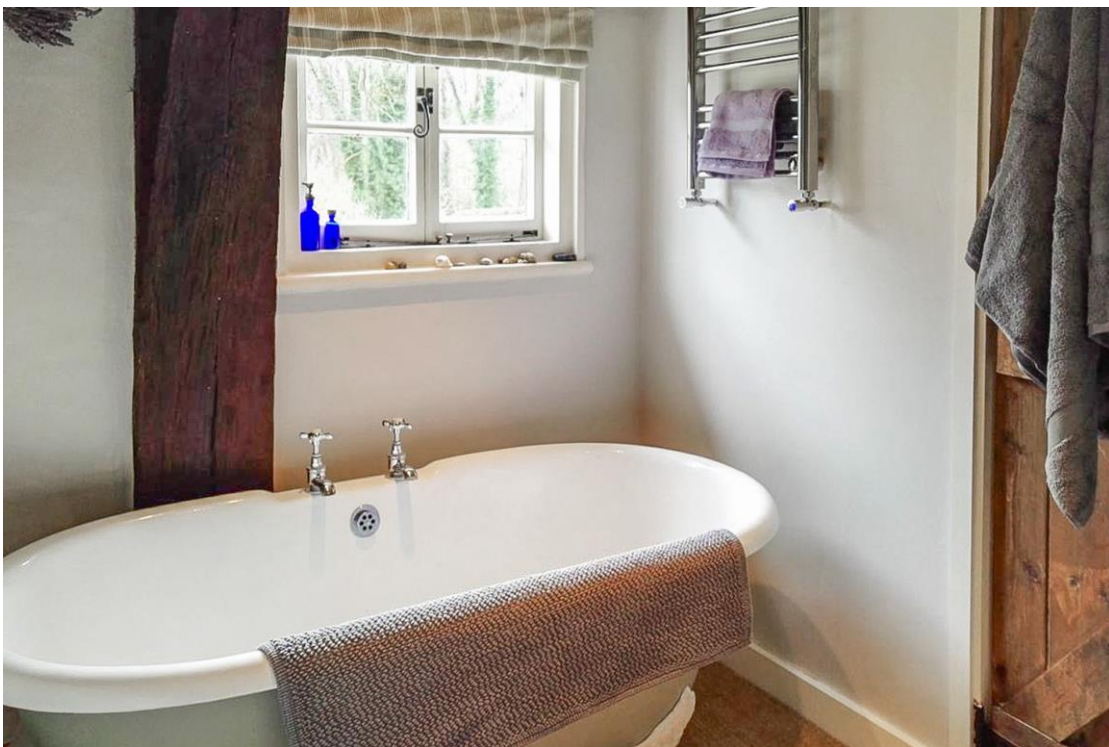














A stunning Grade II listed cottage dating from the early 1560s offering a wealth of charm and character in the popular village of Petham. The accommodation is stylish and beautifully presented throughout with exposed beams and period features. On the ground floor is a large sitting room with an impressive fireplace with wood burning stove and to the rear is the kitchen/diner overlooking the garden. The kitchen has wooden work tops, a butler sink and appliances are included. On the first floor is the main bedroom with built-in storage and decorative fireplace, and an attractive bathroom with a roll top bath and separate shower. To the top floor is a second bedroom which would be ideal as a study or guest bedroom.

Externally there is a pretty garden with a patio for seating and a pathway leading on through well stocked mature borders and trees. To the end of the garden are wonderful views over the surrounding countryside. There is parking for one car allocated outside the property.

Petham is a small village of outstanding beauty surrounded by farmland and countryside providing lovely walking and cycling. The village has its own popular primary school and active village hall. Nearby Canterbury provides a comprehensive range of shopping and leisure facilities and Canterbury West station provides High-Speed rail links to London St. Pancras in approx. 55 mins. Motorway connections and the channel ports as well as the Channel Tunnel terminal are all easily accessible by road.

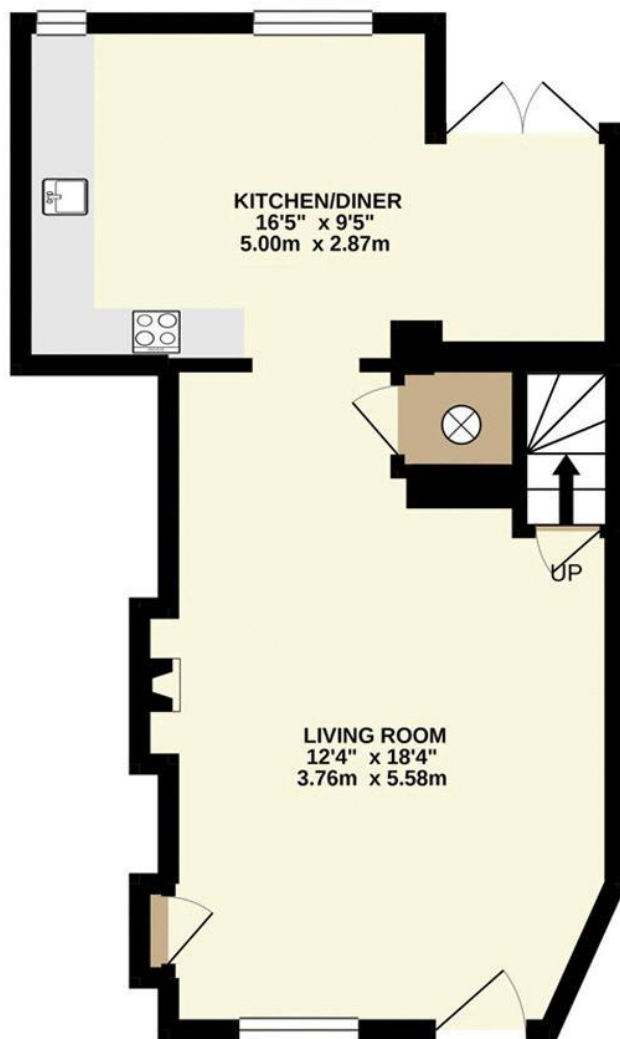
Services: Mains electric, water and drainage are understood to be connected to the property. There is no gas & electric central heating.

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](mailto:sales@charlesbainbridge.com)

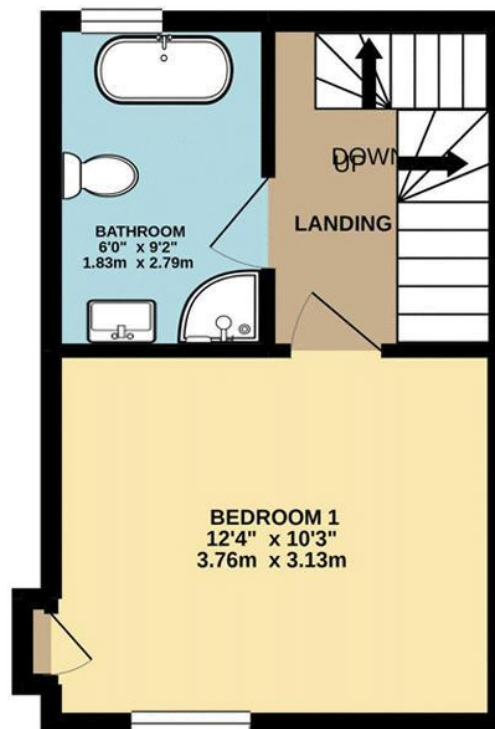


GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

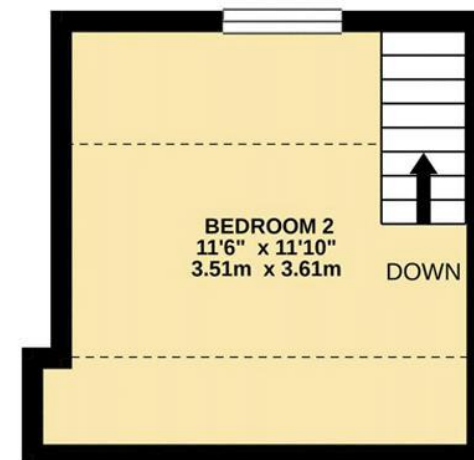
TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

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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1ST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



2ND FLOOR  
139 sq.ft. (12.9 sq.m.) approx.







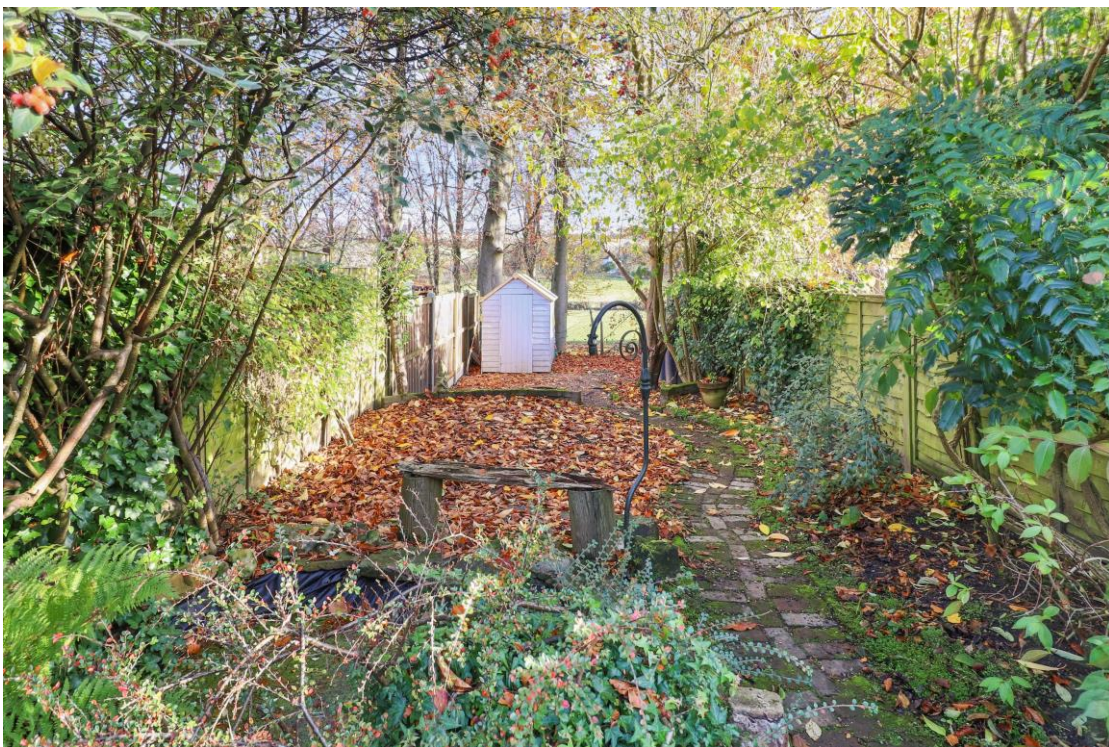
















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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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