



Charles Bainbridge



1 Winters Farm Cottages,
Nackington Road, Canterbury, Kent, CT4 7AA

£425,000



1 Winters Farm Cottages is a charming three-bedroom semi-detached home that offers both space and potential. As you step inside, a welcoming hallway leads to a comfortable front room, a separate dining room which flows into a bright and airy conservatory, and a well-proportioned kitchen. A convenient downstairs shower room completes the ground floor. Upstairs, three generously sized bedrooms provide plenty of space for family living. The property has scope to be developed which presents an exciting opportunity to extend or remodel to suit various needs, subject to the necessary planning permissions. Outside, the property occupies a particularly large plot, offering exceptional scope for future development. Subject to the relevant consents, the garden could be divided to create space for an additional dwelling. The grounds also feature several useful outbuildings and summerhouses, along with a delightful small fruit orchard, creating an idyllic and versatile outdoor setting.

The location combines convenience with a rural feel, being well-placed for access to Canterbury’s historic city centre with its array of shops, restaurants and cultural attractions, as well as excellent local schools. For those who enjoy the outdoors, the surrounding countryside offers beautiful walks, cycling routes and bridleways, making this a home that perfectly balances town and country living.

Services: All main services are understood to be connected to the property

Tenure: Freehold

EPC: Awaiting EPC

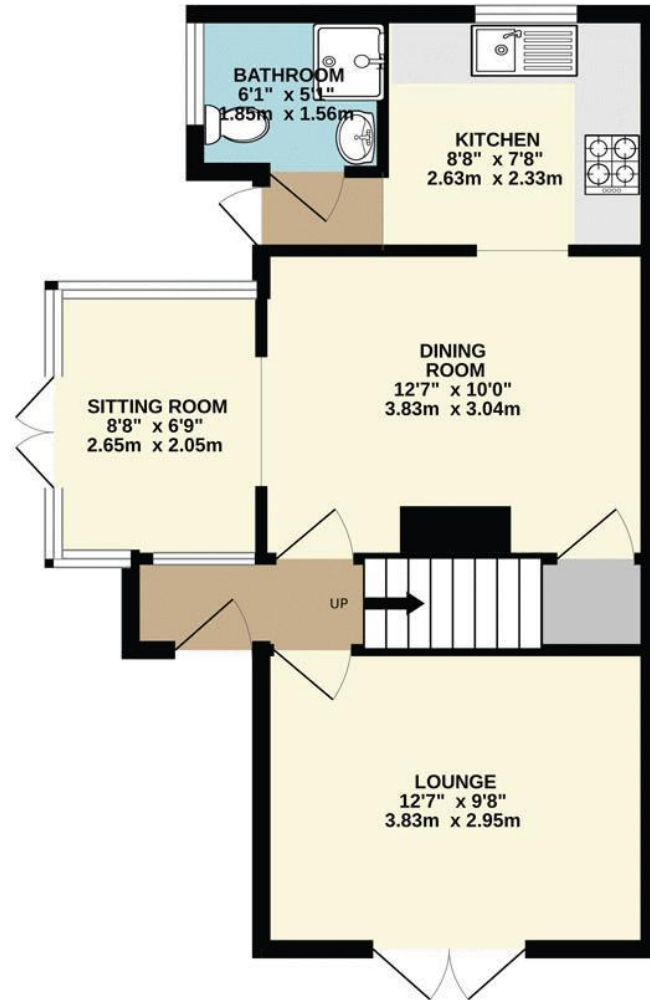
Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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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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