



Charles Bainbridge



Christmas Cottage, Richdore Road,
Waltham, Canterbury, Kent, CT4 5SH

£585,000





Christmas Cottage comprises a beautifully presented three-bedroom detached home nestled in the heart of the picturesque village of Waltham. Inside, the property offers a thoughtfully laid-out interior ideal for both family life and working from home. The cosy living room invites you to unwind, while a separate office provides a quiet space for productivity or home working. A spacious dining room is perfect for entertaining, flowing naturally into a well-appointed kitchen with views over the rear garden. Upstairs, you'll find three comfortable bedrooms and a bright, family bathroom.

Outside, the property enjoys a private and peaceful setting with a generous rear garden. There is also a home-office in the rear garden fully equipped with electricity. The front of the property offers off-road parking, garage with electricity and charming curb appeal.

Located in the desirable village of Waltham, Christmas Cottage offers the perfect blend of rural tranquility and accessibility. Surrounded by scenic walks and local charm, the village provides a welcoming community atmosphere. The village benefits from a regular bus service into Canterbury, with a stop conveniently situated opposite the property. The service also provides direct access to the Simon Langton Grammar Schools. The historic city of Canterbury is under 15 minutes drive away in good traffic, offering an array of shops, restaurants, cultural attractions, and excellent schools.

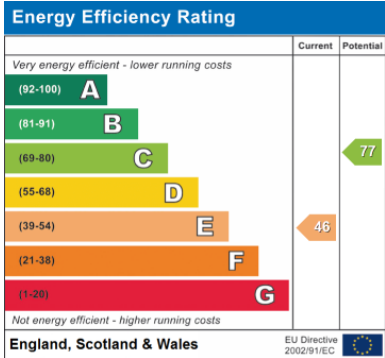
Services: Mains electricity, water and drainage are understood to be connected to the property.

Tenure: Freehold

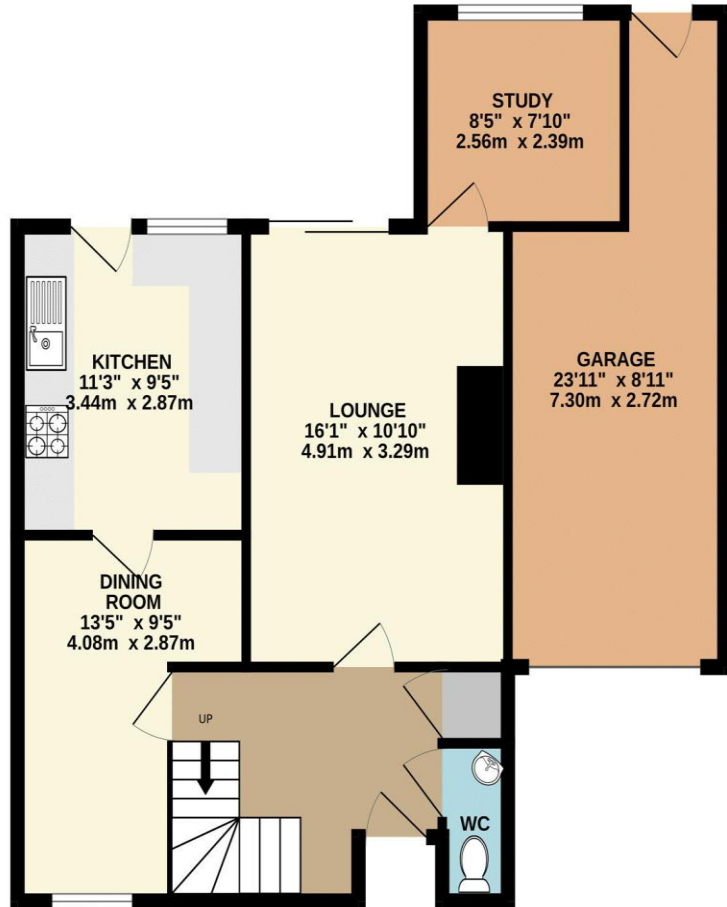
Council Tax Band: E

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

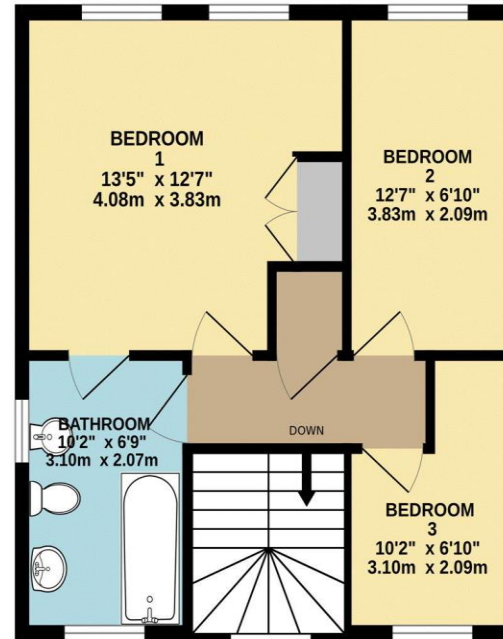
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



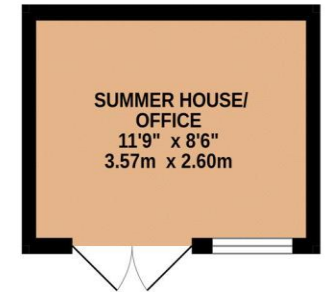
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
100 sq.ft. (9.3 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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