

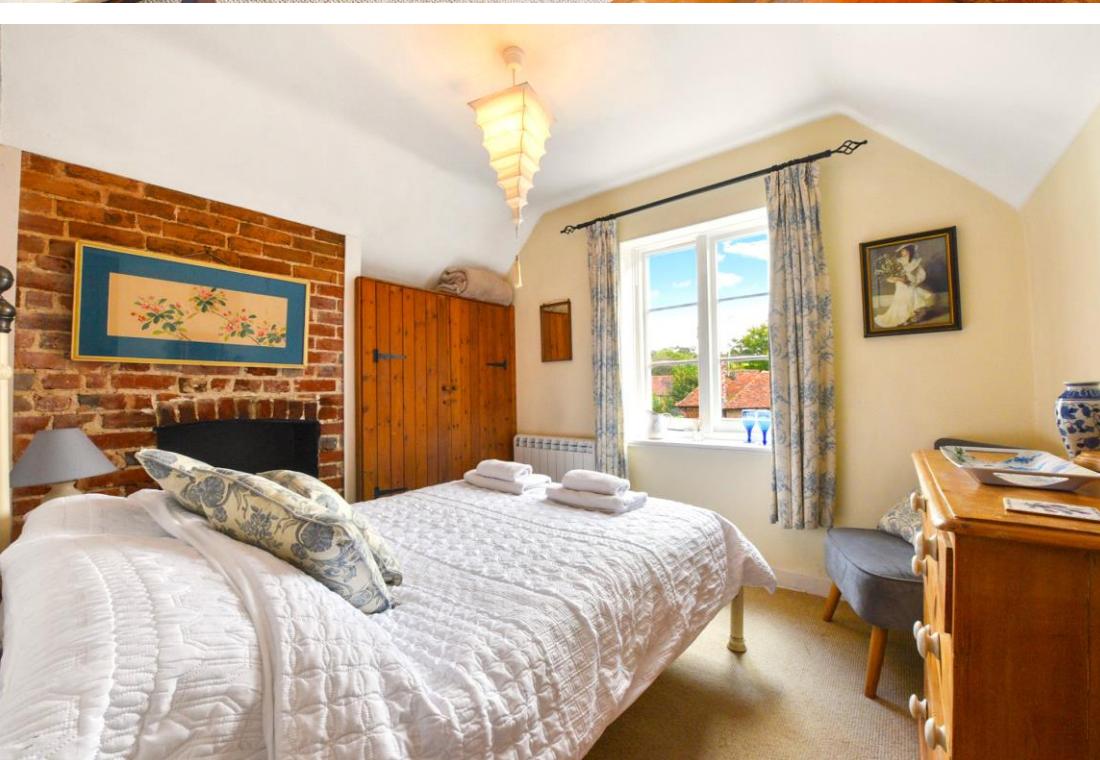


1 Stone Cottages, The Street,
Petham, Canterbury, Kent, CT4 5QY

£320,000







This charming period cottage offers a warm and inviting interior, blending character with practicality across two floors. On the ground floor, a spacious lounge with a front aspect provides the perfect setting for relaxing or entertaining, while the generous kitchen/breakfast room extends to the rear, offering ample space for dining and everyday family life. Upstairs, there are two well-proportioned bedrooms complemented by a stylish bathroom, creating a comfortable and versatile living environment. The property is part of a quaint pair of traditional flint cottages, full of charm and kerb appeal. A welcoming porch opens into the home, and there is a delightful garden space to the rear, ideal for outdoor dining, summer entertaining, or a tranquil retreat.

Situated in the heart of the picturesque village of Petham, the cottage enjoys a peaceful rural setting whilst being only a short drive from the vibrant city of Canterbury. The village itself offers a friendly community atmosphere, surrounded by beautiful countryside with excellent walking and cycling routes. Canterbury's extensive amenities, shopping, and highly regarded schools are within easy reach, along with high-speed rail links to London, making this an ideal home for both country living and city access.

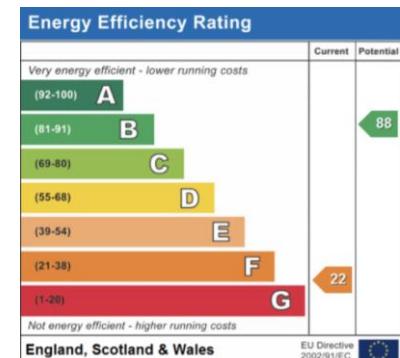
Services: Mains electric, water & drainage are understood to be connected to the property. There is no gas.

Tenure: Freehold

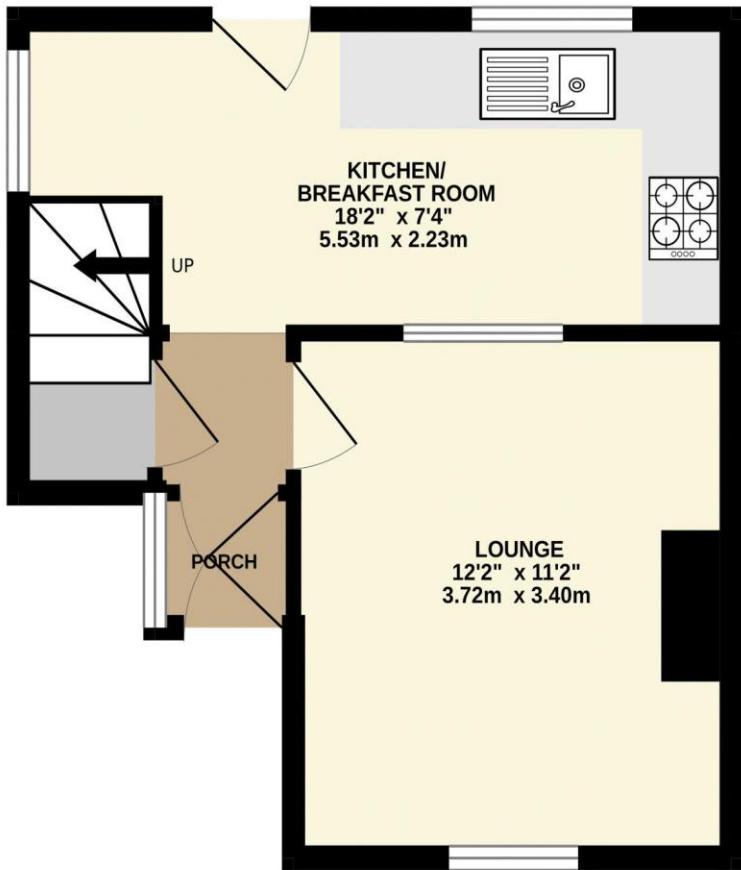
Council Tax Band: C

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

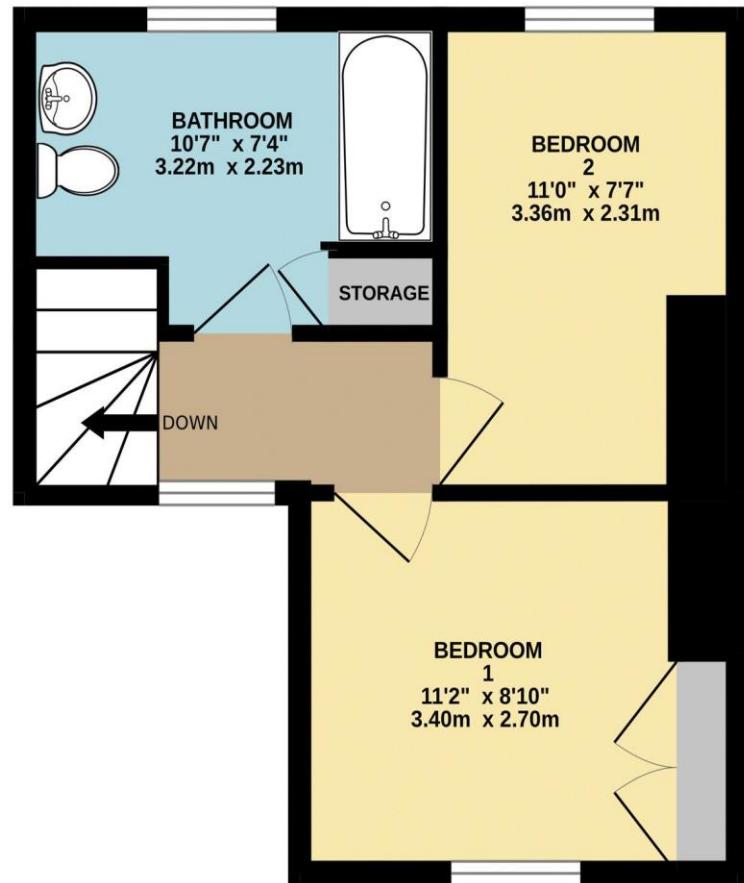
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 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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Charles Bainbridge



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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.

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.



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