



2 Church Street, Nonington

Guide Price £250,000

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## 2 Church Street, Nonington

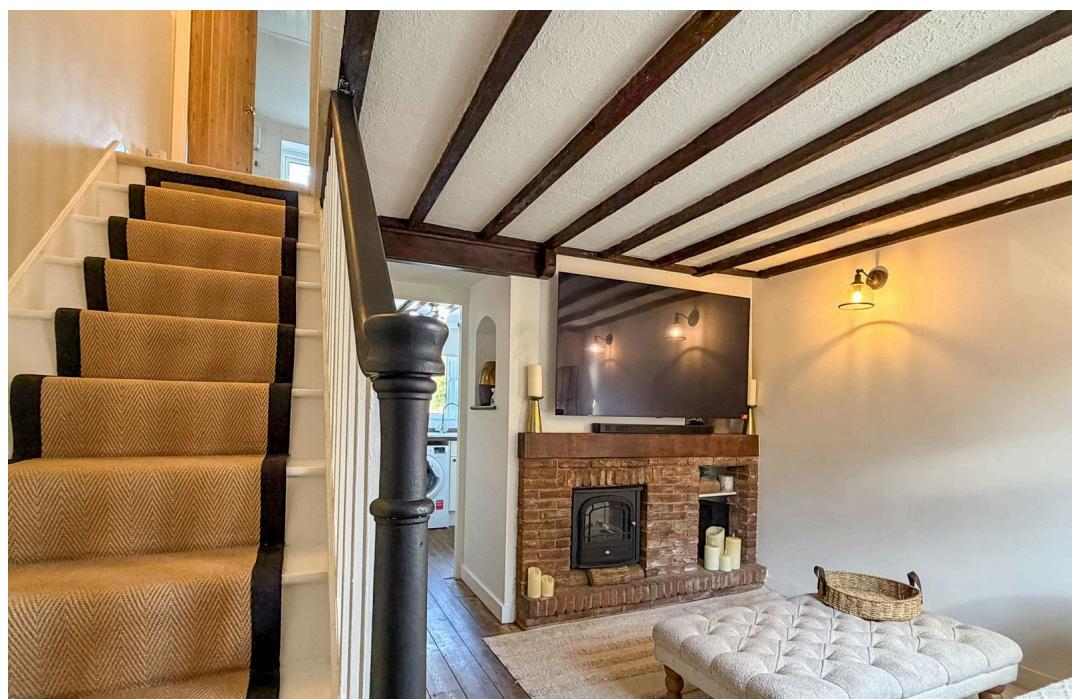
This delightful mid-terraced period cottage is located in the highly sought-after village of Nonington, perfectly positioned between the historic city of Canterbury and the Channel port of Dover.

**Internally** - The property is presented immaculately throughout and offers charming accommodation comprising a cosy lounge featuring a decorative brick fireplace and exposed beam ceiling, along with a newly fitted kitchen with a stable door opening directly onto the impressive rear garden. A particularly useful trap door leads down to a spacious cellar, which mirrors the footprint of the ground floor. Benefiting from power and lighting, this versatile space offers excellent potential for storage or future use, such as a home cinema or hobby room.

Upstairs are two well-proportioned bedrooms, with the larger principal bedroom positioned at the front of the property. Both bedrooms benefit from built-in wardrobes, complemented by a modern and well-appointed first-floor bathroom.

**Externally** - the cottage enjoys a superb rear garden extending to approximately 100ft, featuring a generous lawn and a variety of established plant beds. The far end of the garden provides a peaceful seating area with delightful open views across surrounding farmland.

**Location** - One of Kent's oldest villages, Nonington offers a wonderful sense of charm and community, with notable features including its picturesque 13th century church. The nearby village of Aylesham is just a 10-minute drive away and provides a good selection of local shops, amenities, and reputable schools.



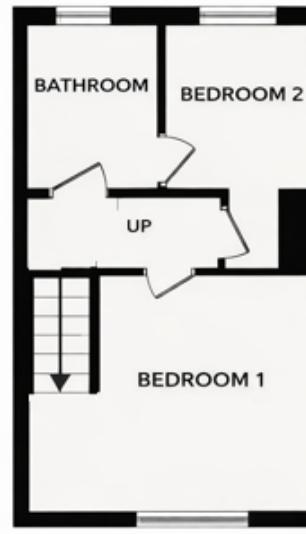




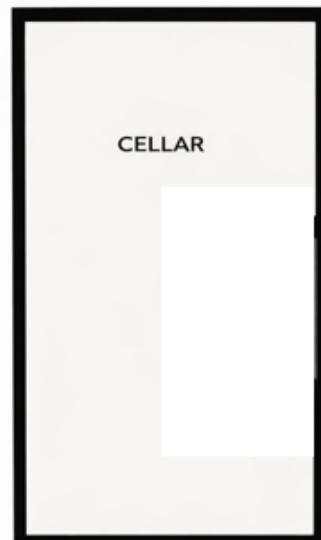




GROUND FLOOR



FIRST FLOOR



CELLAR

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