

PAUL WILLMOTT

POWERED BY
exp UK

📞 07958 017590 - 01227 213813

✉️ paul.willmott@exp.uk.com

🌐 www.paulwillmott.exp.uk.com



Stodmarsh Road, Canterbury CT3 4AG

DELIGHTFUL PERIOD COTTAGE • PERIOD FEATURES • EVOCATIVE WALLED GARDENS • DETACHED GARAGE AND PARKING



Stodmarsh Road, Canterbury, CT3 4AG

- Beautiful period cottage
- Richly atmospheric accommodation
- Two reception rooms
- Two double bedrooms with additional guest room/study
- Fitted kitchen
- Bathroom / wc
- Pretty cottage garden and additional walled side garden
- Garage en bloc
- Off street parking for two cars
- Spacious accommodation throughout











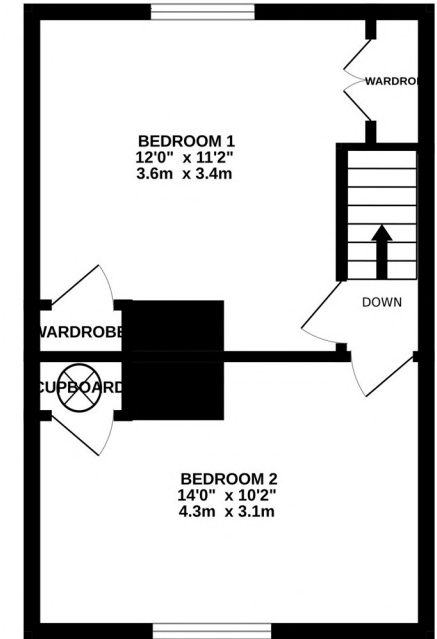
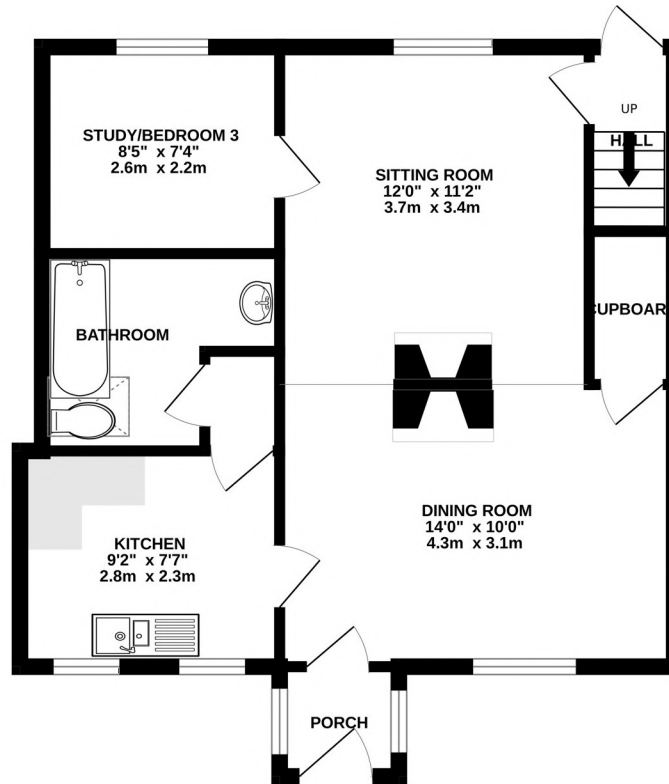
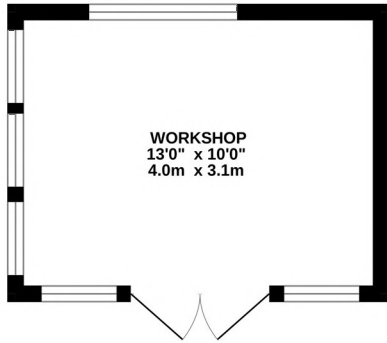


Situated on the South side of Canterbury city centre, this unique period cottage has been well appointed by the current owners and evokes a nostalgic, homely charm throughout.

Offering deceptively generous accommodation, the property offers two reception rooms situated either side of a central fireplace which houses a recently installed solid fuel burner. The ground floor also provides a guest bedroom which can alternatively be used as a study room. There is a further kitchen and bathroom. On the first floor are two double bedrooms.

Externally, there is a pretty cottage garden measuring approx 30' x 20' with rear access and storage shed. Stairs lead up to the elevated walled garden measuring approx 55' x 20' with lawn area and summerhouse/workshop to one end. There is a garage en bloc with additional parking for two cars

The property is situated in the historic cathedral city of Canterbury. The city is home to a number of well regarded schools and educational institutions and provides a rich tapestry of atmospheric charm and contemporary energy. There are a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the popular Marlowe Theatre. The city is well served by Canterbury East and West railway stations with high speed links to London and Eurostar connections. The A2 is easily accessible with routes to Dover and London. The seaside town of Whitstable is just a short drive away.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.

Made with Metropix ©2024



EPC RATING : TBC



COUNCIL TAX BAND: D

PAUL WILLMOTT

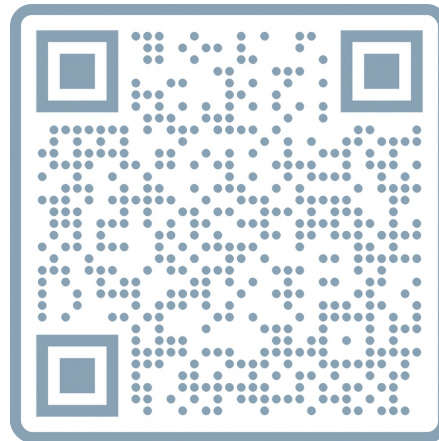


☎ 01227 213813 • 07958 017590

🌐 www.paulwillmott.exp.uk.com

✉ paul.willmott@exp.uk.com

SCAN FOR A FREE 60 SECOND VALUATION



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 here have not been tested and no guarantee as to their operability or efficiency can be given. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Paul Willmott Powered by exp is an approved agent at exp World UK Limited, trading as exp UK, registered at 5 Churchill Place, 10th Floor, London, E14 5HU United Kingdom. Company number 12016573 VAT Registration Number 327 4120 29