CHRISTOPHER HODGSON



Fordwich, Canterbury £399,950 Freehold



Fordwich, Canterbury

Oak Cottage 8 King Street, Fordwich, Canterbury, Kent, CT2 ODA

A charming Grade II listed cottage enjoying a central location within this favoured village which lies approximately 3.5 miles to the North East of Canterbury City centre. The area is well served by two highly favoured pubs, and local amenities including a general store, restaurant and mainline railway which is 0.5 miles distant.

The beautifully presented and spacious accommodation, which retains a wealth of period detail is arranged on the ground floor to provide a generous sitting/dining area, and a smartly fitted kitchen and storage room. To the first floor there are three bedrooms and a bathroom.

An attractive South facing garden extends to 97ft (30m). No Onward Chain.







LOCATION

Fordwich is situated approximately 3.5 miles to the North East of Canterbury and is accessible to the City via the A28. Fordwich has two pubs and nearby Sturry has a general store, restaurant, chemist, train station and regular bus service. The Cathedral City of Canterbury boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many independent shops. The City also combines a wealth of cultural and leisure amenities including theatres, bars and restaurants, as well as benefiting from excellent public schools, state schools and higher education establishments. The City also enjoys excellent links to the A2 and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Sitting/Dining Room 22'4" x 15'8" (6.81m x 4.78m)
- Kitchen 11'3" x 10'9" (3.45m x 3.30m)
- Storage

FIRST FLOOR

- Bedroom 1 13'5" x 13'3" (4.11m x 4.06m)
- Bedroom 2 11'3" x 10'11" (3.43m x 3.33m)
- Bedroom 3 12'7" x 7'10" (3.86m x 2.41m)
- Bathroom 8'7" x 6'11" (2.62m x 2.11m)

OUTSIDE

•Garden 84'6" x 26'0" (25.76m x 7.92m)













Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 IS £2,815.08.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. I I Amounts quoted are exclusive ofVAT if applicable. 12 Visibles reasonable endeavours have been made to ensure the accuracy of any fore plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, ornision or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. No r

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK





