



Graneva

Marley Lane, Kingston, Canterbury, CT4 6JH

£775,000

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Graneva

Marley Lane, Kingston, Canterbury

Detached five bedroom bungalow set within approx. 0.4 acre plot with rural views.

Situation

Located in the heart of the Kent Downs Area of Outstanding Natural Beauty there is a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The village itself boasts an active community hall where a multitude of activities are available as well as an ancient church and a popular public house/restaurant. Nearby villages, such as Barham and Bridge, further cater well for one's every day needs, including a bowls club, award winning village shop/post office, restaurants, public houses, doctors surgery and an excellent primary school. Whilst at Bishopsbourne, is a popular complex comprising independent farm shop/ butchers, bakery & tea rooms. A bus service runs through the Elham Valley, giving access to the historic cathedral city of Canterbury with an eclectic and diverse range of shopping, recreational and educational facilities, including both Grammar Schools and Universities. Here the high-speed rail service to London, St Pancras, with the travel time being some 60 minutes.

The Property

Nestled in the picturesque Kingston area of Canterbury, this detached bungalow offers versatile living accommodation, while, being set in an elevated position providing breathtaking views of the surrounding countryside.

Graneva, is predominantly a bungalow with all the rooms being situated on the ground floor level, except for one, which is on the first floor. It offers single storey living at its best with convenience and accessibility for all ages. At present there are four reception rooms and five bedrooms although all the rooms could be utilised in other ways, if desired, hence it is adaptable in layout. The kitchen itself is double aspect and well laid out with a 'Rayburn Royale', double eye-level ovens and an electric hob, while the utility room has ample space for white goods. There are two bath/shower rooms,

however, there is also scope within the property to increase the number of these if desired.

Outside

The property sits within a 0.4 acre plot, surrounded by its own picturesque gardens which are filled with colour and interest; in fact there is plenty of outdoor space ideal for relaxation, gardening, and leisure activities as there are several areas where you could enjoy alfresco dining, all taking full advantage of the spectacular views. At the rear is a most productive vegetable garden which includes raised beds, fruit trees, greenhouse, and sheds. A chicken pen is also in this area, should you wish to recreate 'The Good Life!' A double garage with inspection pit occupies a good size spot at the front, providing secure parking as well as ample driveway parking.

Services

Electricity and water connected. Oil fired central heating, supplemented with Rayburn (optional). Private drainage.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

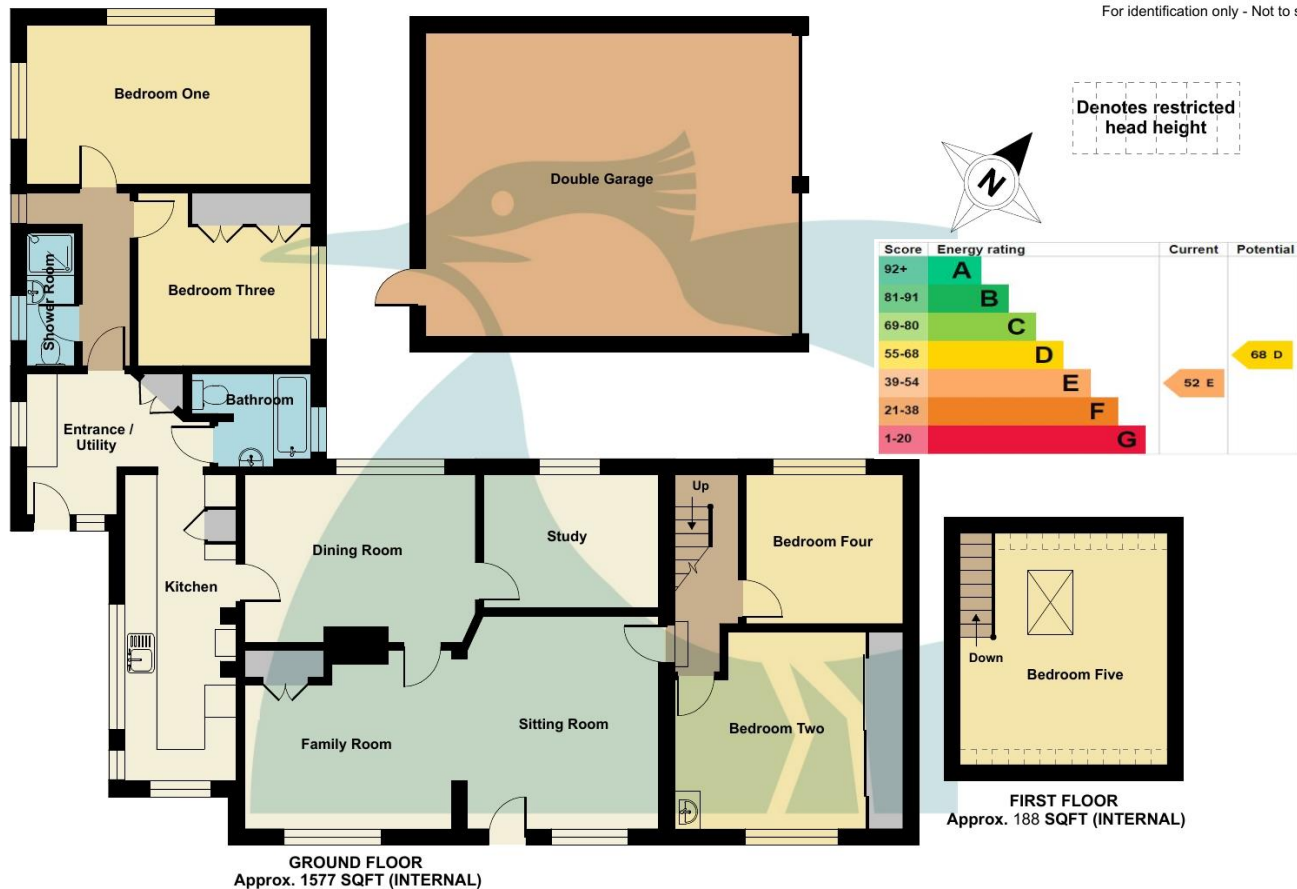


To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 2202 sq ft / 204.5 sq m (includes garage)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

For identification only - Not to scale



Entrance / Utility

11' 0" x 8' 9" (3.35m x 2.66m)

Sitting Room

13' 8" x 12' 0" (4.16m x 3.65m)

Family Room

13' 0" x 11' 3" (3.96m x 3.43m)

Dining Room

14' 3" x 10' 6" (4.34m x 3.20m)

Kitchen

19' 2" x 7' 0" (5.84m x 2.13m)

Study

11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom One

17' 9" x 9' 11" (5.41m x 3.02m)

Bedroom Two

12' 4" x 12' 0" (3.76m x 3.65m)

Bedroom Three

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Four

9' 10" x 9' 4" (2.99m x 2.84m)

Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

Shower Room

8' 3" x 3' 0" (2.51m x 0.91m)

Bedroom Five (First Floor)

14' 6" x 12' 10" (4.42m x 3.91m)

Double Garage

23' 0" x 19' 0" (7.01m x 5.79m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1038069



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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