



Gardeners Cottage, Heppington,
Street End, Canterbury, CT4 7AN
£775,000

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Gardeners Cottage

Heppington, Street End, Canterbury

A beautiful large family residence with wonderful open views, generous accommodation and the potential for dual living.

Situation

The property is in an elevated position in Street End, adjacent to the pretty village of Lower Hardres, which, has a popular Farm Shop offering an excellent variety of produce and a gastropub, namely The Granville. The surrounding area consists of farmland, vineyards, and rolling countryside which provide lovely walks and cycling routes. Canterbury is approx. two miles away, easily accessible and offers a comprehensive range of shopping, leisure and educational facilities along with the mainline station with its connection to London. There are excellent road networks linking to both the capital and the many villages and coastal towns of Kent including the port of Dover and Folkestone Euro Tunnel terminal.

The Property

This is a much loved and cared for detached period family house set within its own well-tended gardens with fabulous open views. Set in an elevated enviable position this super family home has all the attributes you would expect of a property of this size including the added potential for a separate annexe. A wonderful sitting room is positioned at the rear of the property with lovely views of the garden along with the generous size family room while the kitchen/breakfast room is full of light, extensively fitted with various integrated goods including a super walk-in larder cupboard as well as further views over the gardens. A study area, dining room, utility room and two cloakroom/WC's make up the rest of the ground floor accommodation. An inner hall has a staircase leading to the first floor where there are two generous bedrooms both with en-suite facilities. There are two further bedrooms and a family bathroom on this floor as well as an additional staircase.

Outside

Outside, the property is approached by a sweeping in and out drive which can accommodate numerous vehicles, while the gardens themselves incorporate paved, lawns and shingled areas creating various places to sit and dine or to just enjoy the outside space. The former garage has been adapted to provide a leisure room with hot tub, sauna and shower room. There is also a separate workshop/store, utility room, greenhouse and shed.

Services

All mains services are connected including gas fired central heating. There is also an externally located gas fired generator designed to provide power to the house in the event of an electrical power cut.

Local Authority

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

Tenure Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

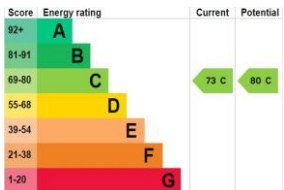
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



Total Approximate Area = 2334 sq ft / 216.8 sq m (excludes outbuildings)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1132241

Sitting Room

18' 0" x 15' 1" (5.48m x 4.59m)

Dining Room

13' 1" x 11' 11" (3.98m x 3.64m)

Kitchen / Breakfast Room

20' 5" x 10' 8" (6.22m x 3.24m)

Study

10' 11" x 9' 5" (3.33m x 2.87m)

Family Room

10' 11" x 9' 5" (3.33m x 2.86m)

Kitchen / Utility Room

8' 1" x 7' 11" (2.46m x 2.42m)

Master Bedroom

16' 3" x 12' 2" (4.95m x 3.70m)

Shower Room

8' 8" x 6' 4" (2.64m x 1.93m)

Bedroom Two

15' 1" x 11' 3" (4.59m x 3.42m)

Bedroom Two En-suite

Bedroom Three

13' 0" x 8' 0" (3.96m x 2.43m)

Bedroom Four

10' 4" x 8' 9" (3.16m x 2.66m)

Bathroom

13' 0" x 8' 8" (3.97m x 2.64m)

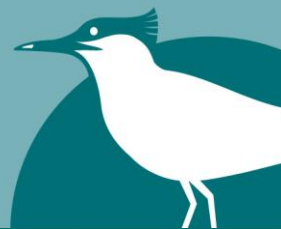
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.