



Avoca, Black Robin Lane  
Kingston, Canterbury, CT4 6HR  
£475,000

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# Avoca

Black Robin Lane, Kingston, Canterbury

Detached three bedroom bungalow on a generous plot with several large workshops, garage and sheds all set within well-established gardens.

## Situation

The property is positioned towards the outskirts of the village of Kingston, which has its own community hall, public house and ancient church. Other villages nearby, such as Barham and Bridge, caters well for one's everyday needs, offering a good range of amenities, including primary schooling, public houses/restaurants, post office, village stores, tearoom, hairdressers, health centre, dentist and pharmacy. The Cathedral City of Canterbury is approximately 7 miles to the north and offers a wider range of shopping, recreational and educational facilities including the high-speed rail link to London St Pancras. To the South, the Channel Tunnel town of Folkestone and Ancient Cinque Port Town of Hythe can be found on the coast. There are good bus connections with a regular service which runs through the centre of the village.

## The Property

This superb bungalow is beautifully presented throughout and has an excellent degree of natural light flowing through the rooms along with some rural views.

The accommodation is well laid out with three good size bedrooms, family bathroom, further cloakroom/WC, an extensive kitchen/breakfast room with matching units and a large utility room. The sitting/dining room extends across the width of the property with French doors opening to a lovely conservatory, offering essential space and light for the whole family to enjoy. This is a property that must be viewed in order to be appreciated.

## Outside

The gardens are truly delightful, laid to neat lawn with established and colourful flower borders, shrubs and trees. There are two small feature ponds, a greenhouse, two sheds a detached garage and a further two, very useful, large outbuildings all with power and light.

## Services

All mains services are understood to be connected. Gas central heating.

## Local Authority

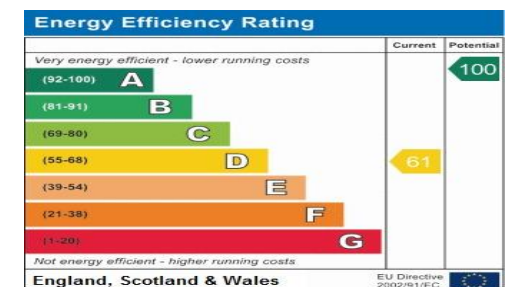
Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Current Council Tax Band: D

EPC Rating: D

## 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.

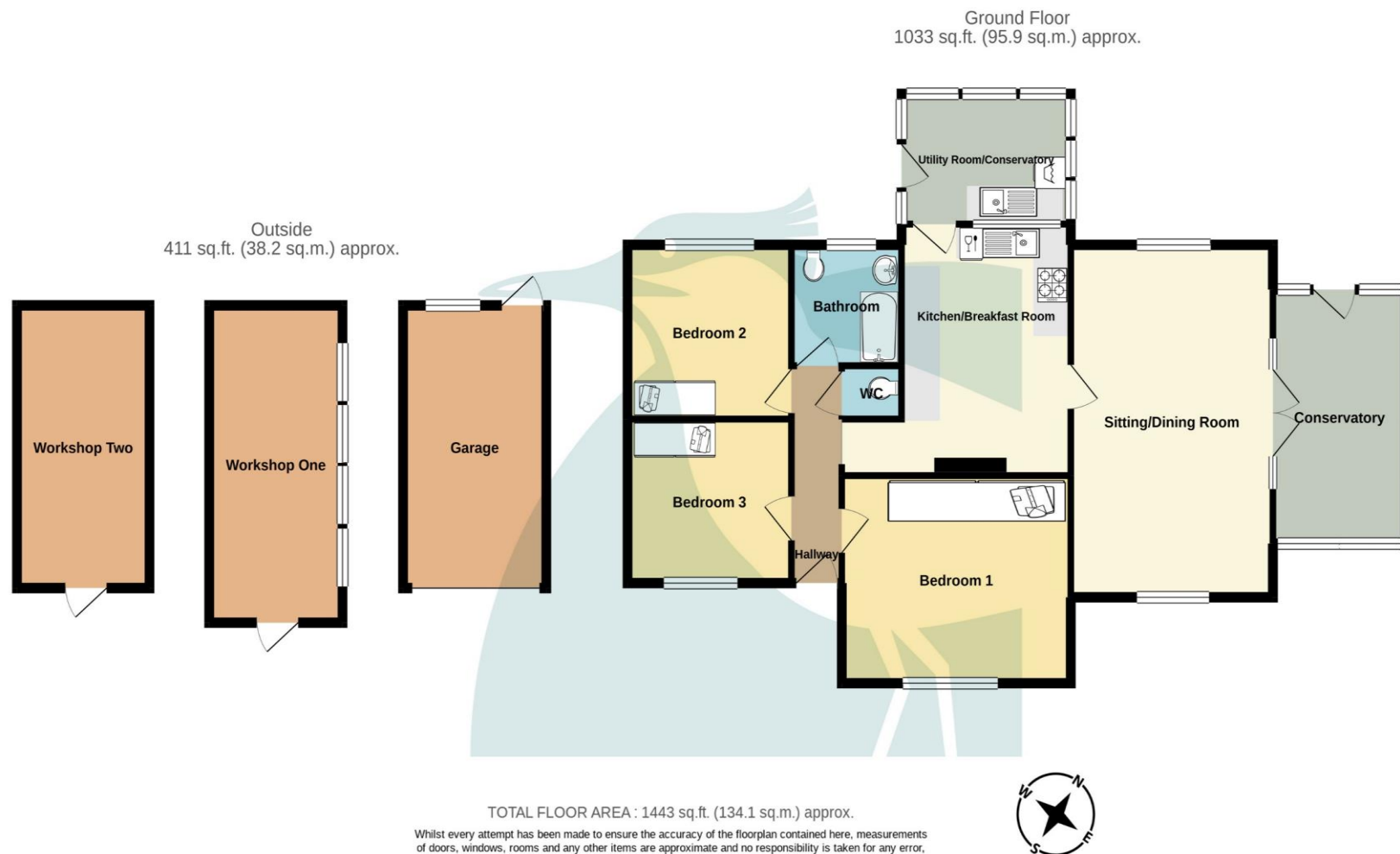






To view this property call Colebrook Sturrock on **01227 831999**





## Entrance Hall

## Kitchen/Breakfast Room

16' 1" x 10' 4" (4.90m x 3.15m)

## Sitting/Dining Room

20' 0" x 12' 2" (6.09m x 3.71m)

## Bedroom One

13' 10" x 11' 10" (4.21m x 3.60m)

## Bedroom Two

10' 0" x 9' 10" (3.05m x 2.99m)

## Bedroom Three

9' 9" x 9' 4" (2.97m x 2.84m)

## Bathroom

6' 8" x 6' 8" (2.03m x 2.03m)

## Cloakroom/WC

## Utility Room / Conservatory

10' 7" x 7' 11" (3.22m x 2.41m)

## Conservatory

13' 4" x 7' 6" (4.06m x 2.28m)

## Garage

16' 0" x 8' 6" (4.87m x 2.59m)

## Workshop One

18' 0" x 8' 0" (5.48m x 2.44m)

## Workshop Two

16' 0" x 8' 0" (4.87m x 2.44m)

88 High Street, Bridge, Canterbury, Kent CT4 5LB

t: 01227 831999

bridge@colebrooksturrock.com



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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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