



The Old Post Office
4 Oaten Hill, Canterbury, CT1 3HP
£375,000

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The Old Post Office

4 Oaten Hill, Canterbury

A beautifully presented period cottage, extended and improved in a stylish yet sympathetic manner with three double bedrooms, two bath/shower rooms and a good size garden.

Situation

The property is situated within a short walk of all the independent shops, boutiques, cafes and restaurants as well as an interesting mix of cultural, shopping and recreational facilities on the doorstep. Not only is Canterbury famous for its Cathedral and historic streets, it is also a UNESCO World Heritage Site. There is a wide selection of educational facilities including two Universities, college facilities and a large choice of independent, grammar and secondary schools. East and West mainline stations are within walking distance with the high-speed rail link to London, St Pancras. There is easy access of the A2/M2 with excellent road networks linking to both the capital and the many villages and coastal towns of Kent including the port of Dover and Folkestone Channel Tunnel terminal. The City is positioned in the heart of Kent with its glorious countryside, there is a wealth of rural pursuits, Areas of Outstanding Natural Beauty and the Heritage coastline all within easy access.

The Property

The Old Post office is a deceptively sized Grade II listed cottage, thoughtfully and professionally improved and update with a modern and stylish twist creating a comfortable period home. From the entrance hall an extensive kitchen awaits, fitted with beautiful granite worktops, matching wall and base units which incorporate a dishwasher, fridge/freezer, washing machine, oven and hob. Oak flooring extends from the entrance hall, inner hall and into the spacious sitting/dining room where a fireplace housing a woodburning stove can be found while Canadian Pine French doors offer delightful views of the pretty gardens.

Upstairs are two generous double size bedrooms one with a modern updated ensuite shower room

while a luxurious family size bathroom can be found on the landing.

***All furniture/fixtures and fittings are available by separate negotiation.**

Outside

The rear gardens are southerly facing and have been beautifully landscaped to incorporate an area of sheltered paved patio with steps leading up to a neat lawn with shaped border beds filled with a variety of colourful plants and shrubs. A useful large shed/summer house with decked verandah offers an additional alfresco space.

Services

All mains services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

Note (Council Tax currently exempt due to business rate for holiday letting)

EPC Rating: C

Agents Note

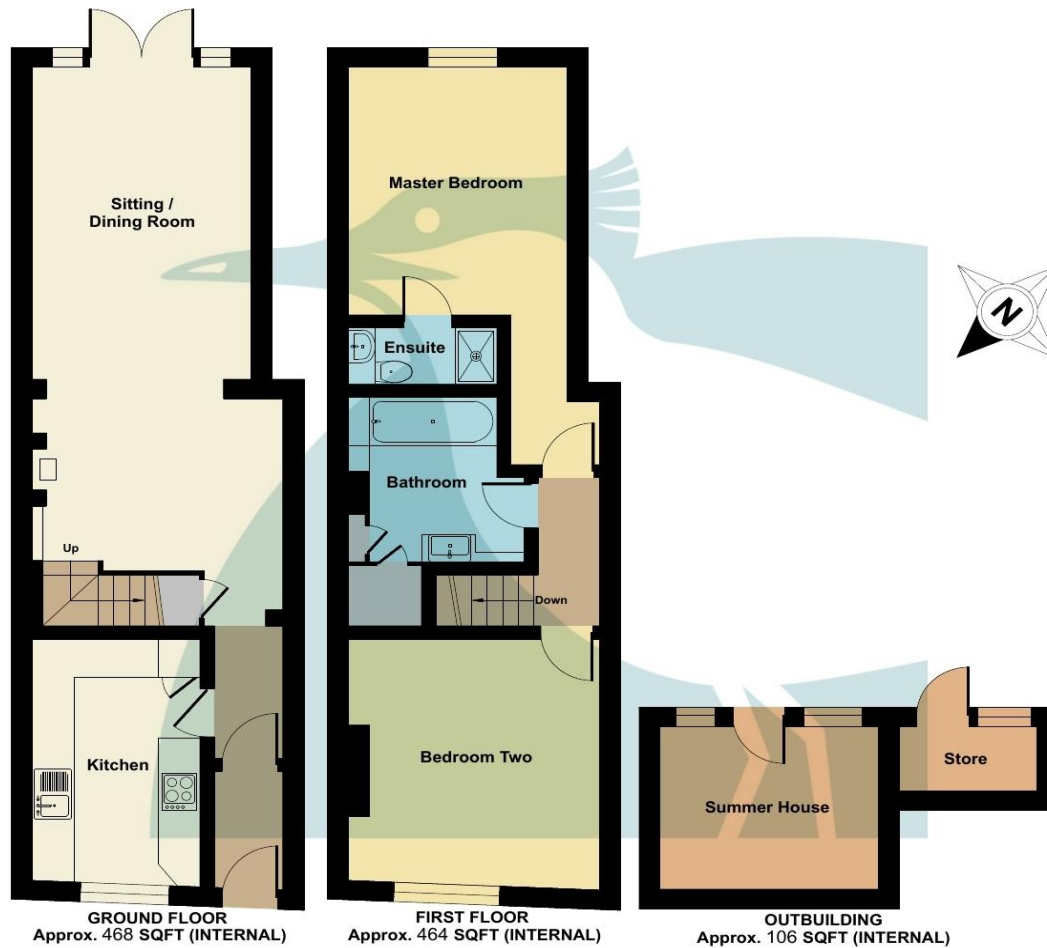
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1038 sq ft / 96.4 sq m (includes outbuilding)

For identification only - Not to scale



Entrance Hall

Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

Sitting / Dining Room

28' 9" x 11' 6" (8.76m x 3.50m)

First Floor Landing

Master bedroom

20' 8" x 10' 3" (6.29m x 3.12m)

Ensuite

7' 6" x 2' 11" (2.28m x 0.89m)

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.60m)

Bathroom

8' 9" x 8' 9" (2.66m x 2.66m)

Summer House

10' 3" x 8' 4" (3.12m x 2.54m)

Store

6' 6" x 3' 3" (1.98m x 0.99m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1221275

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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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