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**Meadow Cottages, Rowling, Goodnestone, Canterbury, Kent, CT3 1PY**

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# Meadow Cottages, Rowling

Goodnestone, Canterbury, Kent, CT3 1PY

**Guide Price £325,000**

**Freehold**

Nestled within the serene hamlet of Rowling, you will find this delightful mid-terraced cottage. Offering a wonderful opportunity without any chain, this property is truly unmissable.

The lower level of this exceptional residence features a practical entrance porch, flowing seamlessly into a luminous and expansive open-plan living room and kitchen area. The kitchen offers abundant countertop space and generous storage options. Additionally, the ground floor is graced by a sizeable conservatory located at the back of the house.

The upper level of the property boasts two spacious bedrooms each offering magnificent countryside views. The first floor also features a well-appointed three-piece family shower room.

Externally, the property benefits from a large sunny aspect front garden, as well as a rear courtyard garden. You will also find allocated parking for two vehicles and a convenient brick-built shed.

Rowling, a quaint hamlet nestled in the beautiful countryside, of Canterbury and Sandwich, embodies the quintessential charm of rural England. Surrounded by verdant fields and gentle hills this idyllic settlement offers a serene escape from the hustle and bustle of city life.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Porch  
Reception Room  
Kitchen  
Conservatory

**External**

Parking Area  
Front Garden  
Rear Garden  
Outbuilding

**First Floor**

Bedroom 1  
Bedroom 2  
Bathroom

**Services:** (Mains) Water & Electricity. Drainage  
(Septic Tank) & Central Heating (Electric)

**Council Tax:** Band B (District Council)

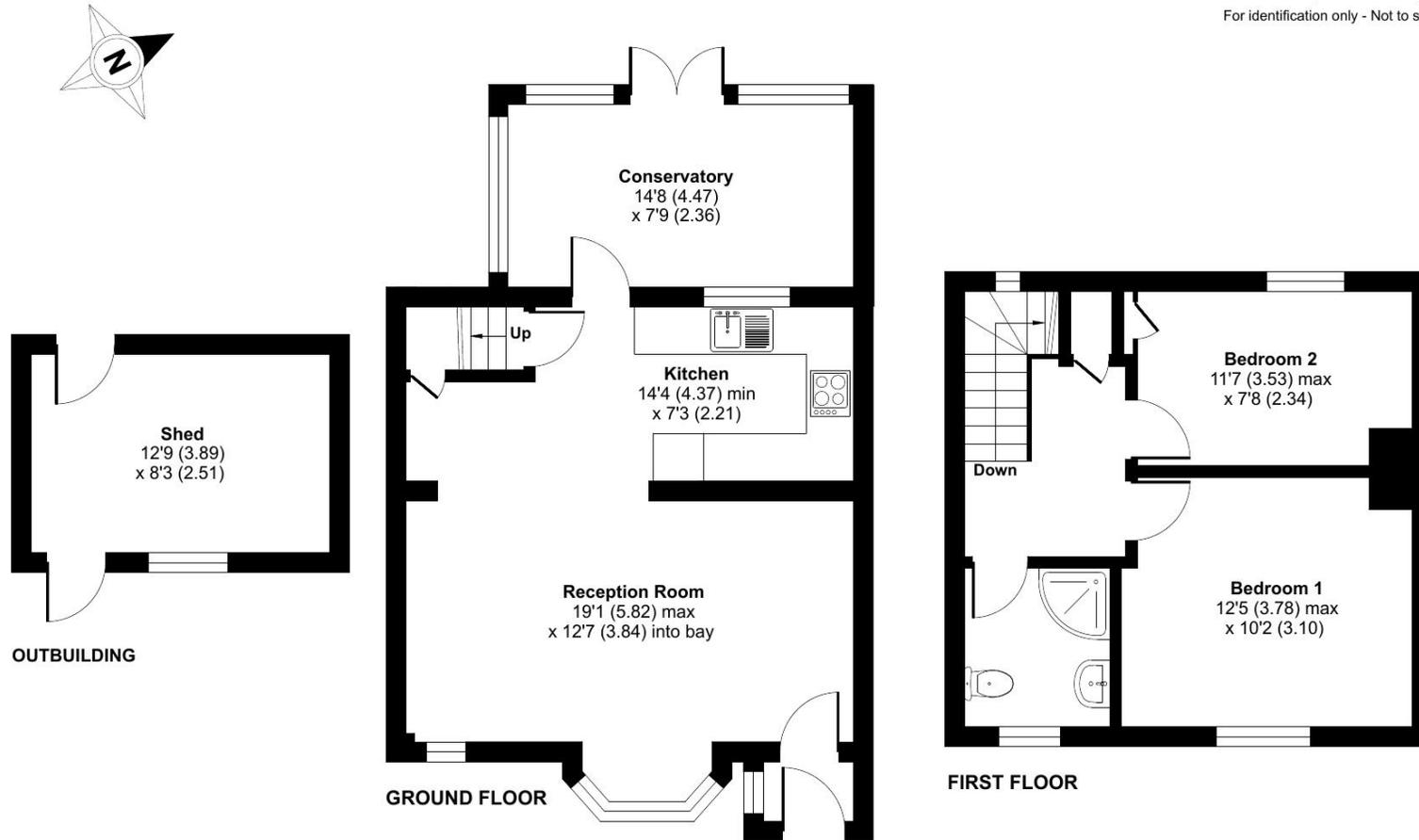
**Energy rating:** Current 44 | E. Potential 70 | C.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Approximate Area = 844 sq ft / 78.4 sq m  
 Outbuilding = 106 sq ft / 9.8 sq m  
 Total = 950 sq ft / 88.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1087408

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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