



Yew Tree Cottages, The Street, Denton, Canterbury, CT4 6RB

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Yew Tree Cottage

The Street, Denton, Canterbury, CT4 6RB

Guide Price £300,000

Freehold

Nestled in the historic rural village of Denton, Canterbury, this exceptional Grade II Listed cottage exudes character and timeless period charm.

On the ground floor, the home welcomes you with a spacious living and dining area, illuminated by dual-aspect windows and cantered around a striking feature fireplace. Adjacent to this inviting space is a well-appointed kitchen, offering direct access to the rear garden, and a thoughtfully designed three-piece family bathroom.

The first floor reveals two generously sized double bedrooms at the front of the property, accompanied by a cozy single bedroom at the rear. The single bedroom enjoys uninterrupted views of the idyllic countryside, adding a serene touch to the home.

Outside, the property boasts a charming front garden with gated side access and a versatile timber outbuilding equipped with light and power. To the rear, you'll find a substantial lawned garden, perfect for relaxation or entertaining, along with a private parking space for added convenience.

This unique period home perfectly blends historic allure with modern practicality, offering an enchanting retreat in a picturesque setting.

Denton is a charming village nestled in the Kent Downs, an Area of Outstanding Natural Beauty, offering a peaceful rural setting with excellent connectivity. Located just 8 miles south of Canterbury, it provides easy access to the city's rich history, vibrant cultural scene, and amenities. Denton is also conveniently positioned approximately 12 miles from Dover, known for its iconic white cliffs and busy ferry port, and around 14 miles from Sandwich, a historic Cinque Port town. This central location makes Denton an ideal base for enjoying the best of Kent's countryside and its historic towns.



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

Ground Floor

Living/ Dining Room 4.34 x 5.27m
Kitchen 2.02 x 3.35m
Bathroom

First Floor

Bedroom 1 2.78 x 4.44m
Bedroom 2 2.39 x 3.55m
Bedroom 3 1.99 x 3.15m

External

Front Garden
Outbuilding 2.55 x 2.98m
Rear Garden
Parking Space



Services: (Mains) Water & Electricity. (Private) Oil fired heating. (Shared) Cesspool.

Council Tax: Band D (Dover District Council)

Energy Rating: Current 51 | E. Potential 86 | B.

Agents Notes: This property is Grade II Listed. List Entry no. 1356148.

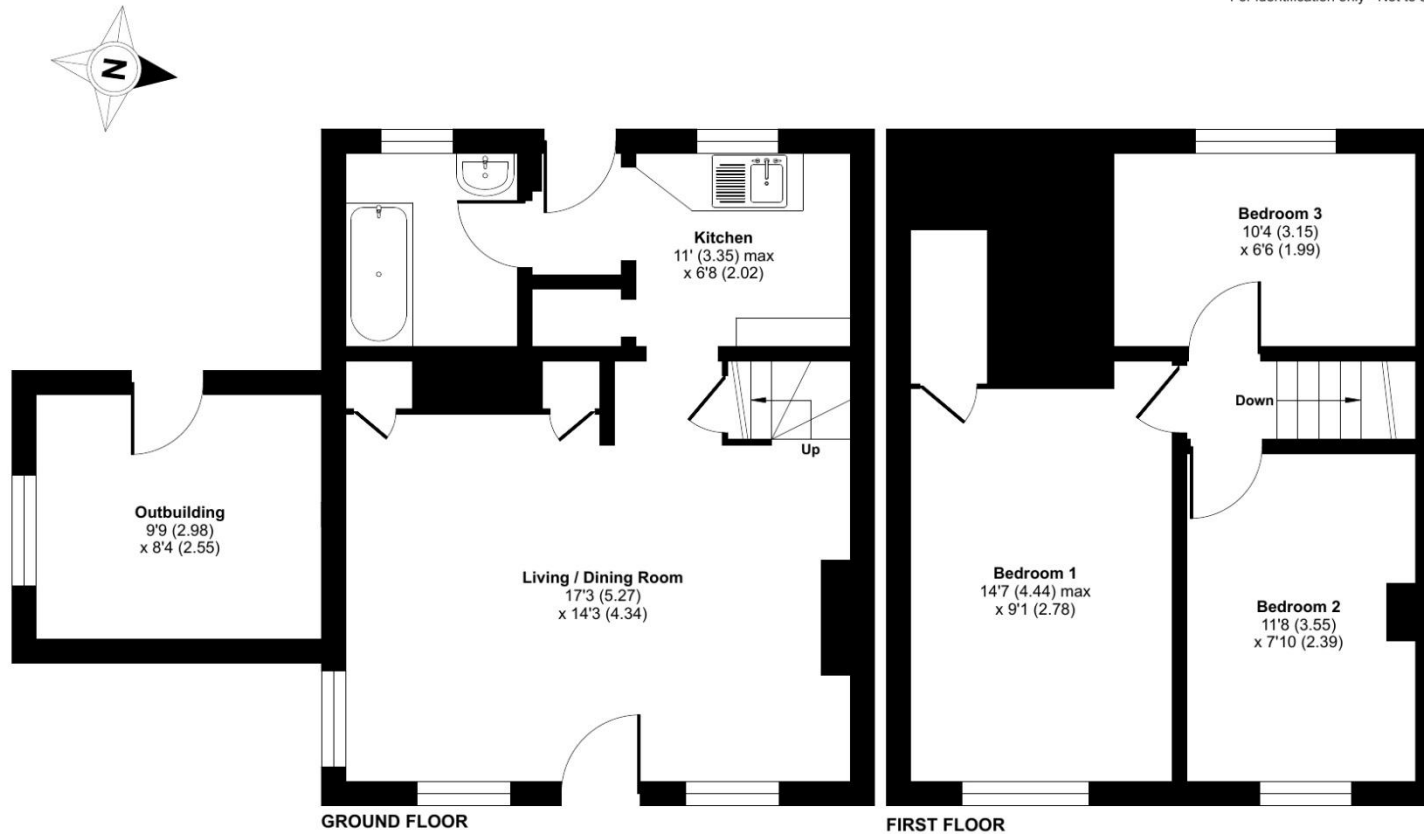
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Approximate Area = 833 sq ft / 77.3 sq m (includes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Finns. REF: 1225158

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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