



The Street

Denton, Canterbury, CT4 6QZ

Guide Price £550,000

Freehold

Nestled in the picturesque village of Denton, Canterbury, this exceptional Grade II Listed cottage exudes character and charm at every turn. Offering a rare chain-free sale, this distinctive property is a must-see.

Upon entering, you are welcomed into a generously sized, versatile reception room, complete with built-in storage and an inviting inglenook fireplace, featuring a cosy log burner. The ground floor also includes an additional reception room, a spacious kitchen/breakfast room, and a separate utility room, which leads to a convenient downstairs shower room.

The first floor is accessed via a long hallway and offers three well-proportioned double bedrooms, all with built-in wardrobes. There is also a fourth room, ideal as a home office or nursery, as well as a stylish three-piece family bathroom.

Externally, the property boasts a large rear garden with a sunny aspect, including a patio seating area, perfect for outdoor dining, and a well-maintained front lawn. Additionally, there is off-road parking for multiple vehicles and an impressive brick-built outbuilding, divided into three separate rooms with individual access.

This property offers the perfect blend of historical charm and modern convenience - truly a rare find.



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

Ground Floor

| | |
|-------------------------|--------------|
| Reception Room | 3.37 x 7.24m |
| Reception Room 2 | 3.89 x 4.17m |
| Kitchen/ Breakfast Room | 3.30 x 5.77m |
| Utility | 1.83 x 2.36m |
| Shower Room | |

First Floor

| | |
|---------------------|--------------|
| Landing | |
| Bedroom 4 | 2.34 x 3.07m |
| Bedroom 2 | 2.97 x 4.75m |
| Bedroom 1 | 3.97 x 4.27m |
| Split-Level Landing | |
| Bathroom | |
| Bedroom 3 | 3.25 x 3.51m |

External

| | |
|--------------------|--------------------|
| Front Garden | |
| Outbuilding Room 1 | 4.42 x 9.68m (max) |
| Outbuilding Room 2 | 2.92 x 9.50m |
| Rear arden | |

Services: (Mains) Water and Electricity. (Private) Oil
Fred Heating and Drainage.

Council Tax: Band G (Dover District Council)

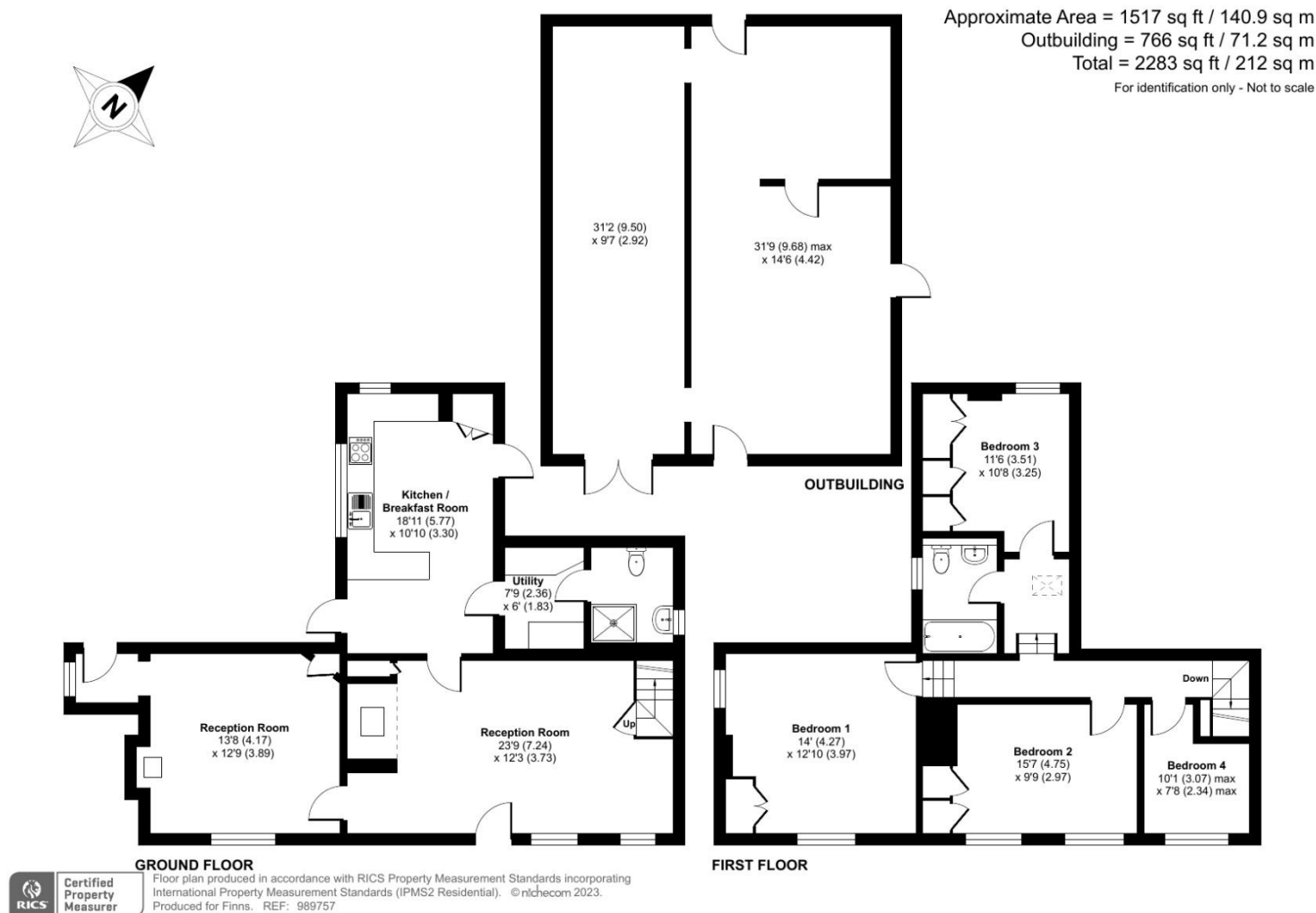
Energy Rating: Current 47 | E. Potential 81 | B.

Agents Notes: Please note that this property is Grade
II Listed. List entry no. 1068730.

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

finns.co.uk





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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 Canterbury
 Kent CT1 2QD
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 Sandwich
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 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

