

Lower Court Cottage Shuttlesfield Lane
Canterbury
CT4 6XJ

£1,375 Per Calendar Month



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This immaculately presented detached cottage is set within the Kent Downs being an area of outstanding natural beauty. Located approximately half a mile from the village of Elham the area boasts access to a wealth of public footpaths, bridle paths, and cycle routes. The property is set in private grounds and has been refurbished to a high standard. The accommodation comprises kitchen with fitted appliances, living room with working log burner, dining room and cloakroom on the ground floor. There are two double bedrooms, each with built in cupboards and an en-suite shower room to the master, and bathroom on the first floor. The property has oil central heating, private cesspool, gardens and parking.

Pets not permitted. Not suitable for young children



Entrance

Timber entrance door. Radiator. Grey Oak wood effect flooring. Stairs to first floor. Double glazed window to front.

Cloakroom

Double glazed window to front. White low level toilet and wash hand basin

Kitchen 13'4 x 8'8 (3.96m'1.22m x 2.44m'2.44m)

Open through from hall. Dual aspect double glazed windows. Range of wall, drawer and base units in pale grey with wood effect work surface and white splash back tiling. Built in dishwasher and microwave oven. Built in electric hob with oven below and extractor over. Washing machine and Fridge/freezer. One and a half bowl stainless steel sink and drainer. Radiator. Tile effect flooring.

Inner Lobby

Timber door to rear. Door to large store cupboard with power.

Living Room 17'2 x 10'1 (5.18m'0.61m x 3.05m'0.30m)

Dual aspect double glazed windows. Continuation of grey Oak wood effect flooring. Two radiators. Fireplace with log burner. Centre beam. Door to dining room.

Dining Room 13'2 x 11'2 (3.96m'0.61m x 3.35m'0.61m)

Double glazed window to rear. Radiator. Ornamental fireplace opening. Continuation of wood effect flooring.

Stairs and Landing

Stairs leading from entrance hall with carpet on stairs and landing. Double glazed window to rear. Sloping wall to one side

Bathroom 10'8 at max x 8' at max (3.05m'2.44m at max x 2.44m' at max)

Sloping wall and ceiling to one end. White suite comprising low level toilet, wash hand basin set into vanity unit and panel bath. Large shower cubicle with twin shower heads. Traditional style radiator with chrome shelf. Tile effect flooring.

Bedroom One 13'5 x 9'7 (3.96m'1.52m x 2.74m'2.13m)

Sloping wall to end. Double glazed window to front. Traditional style radiator. Ornamental fireplace opening. Carpet. Built in wardrobe cupboards. Door to small lobby with cupboard housing hot water cylinder and leading to en-suite shower room

En-suite Shower Room 9'1 x 6'9 at max (2.74m'0.30m x 1.83m'2.74m at max)

Sloping wall to one side. White suite comprising low level toilet and wash hand basin set into vanity unit. Large shower cubicle with twin shower heads. Double glazed window to front. Traditional tyle radiator. Tile effect flooring

Bedroom Two 15'5 to cupboard. x 10' at max (4.57m'1.52m to cupboard. x 3.05m' at max)

Sloping wall on one side. Double glazed window to front. Traditional style radiator. Carpet. Ornamental fireplace opening. Built in wardrobe cupboard.

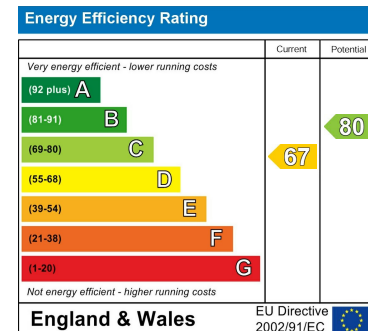
Outside

Parking area to the front of the property with gardens to the side and rear.

Area Map



Energy Efficiency Graph



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