



Daws Cottage  
Herne Common | Canterbury | Kent | CT6 7JY







# Step inside

## Way Farmhouse

Located in the peaceful and tranquil Herne Common, with stunning views over the beautiful Kent countryside and less than a mile from Herne village, is this delightful cottage nestling within 3.46 acres of grounds surrounded by impressive trees. The cottage has been extended by the current owners to create a spacious family home with flexible accommodation and is approached by an in-and-out driveway tucked behind tall specimen trees shielding it from the road. It has a charming exterior with traditional tall chimneystacks, dormers and multi-pane bay windows, while internally period features include herringbone parquet flooring, picture rails and fireplaces.

There is a porch leading to the inner front door that opens into the hall with stairs to the first floor, an understairs cupboard and a cloakroom as well as access to some of the living accommodation, including the charming snug. This has a bay window overlooking the driveway and, as it is just inside the front door, it could always make an excellent office for anyone who works from home as it is easily accessible for any business visitors. On the other side of the hall is a door to the charming living room that also has a bay window providing plenty of natural light as well as an attractive wood surround fireplace and mantle with a log burning stove as a delightful focal point and ensuring a warm and friendly ambience on a cool winter's day.

Multi-pane double doors open from the living room into the very spacious, light and bright L shaped kitchen/diner with windows on all sides and French doors to the garden. The kitchen area includes a range cooker, a raft of shaker style storage units and stand-alone appliances, while the dining area is large enough to include a table and chairs as well as a dresser and a bookcase.

Also off the hallway is a large fitted utility room with laundry facilities and a door to the rear terrace. Beyond the utility room is a dual aspect playroom as a great haven for kids or it could make an excellent double bedroom as it is adjacent to the shower room, so would be ideal for anyone who finds the stairs difficult.

The landing includes a large bay window allowing natural light to stream in and provides access to the family bathroom and three bedrooms including a single with an airing cupboard, a small double with a tiled fireplace and the dual aspect principal bedroom with bay windows at each end providing stunning views over the surrounding grounds.

Outside the rear garden includes a terrace for outdoor entertaining, a garage and a large workshop as well as the 3.46 acres of delightful grounds with an abundance of wildlife in the field areas and woodland, while children will be delighted to explore the nooks and crannies or enjoy 'camping' and playing hide-and-seek. The field areas could become paddocks for anyone with horses and ponies or who wants to develop 'the Good Life' and have their own sheep, goats, chickens or even alpacas. There is also plenty of space to develop a vegetable garden while the orchard provides plenty of fruit.







# Seller Insight



*We moved here 13 years ago because we wanted the space to be able to exercise our dogs in a peaceful and quiet environment. It has been a wonderful home but circumstances now mean a move into something smaller but still in the same neighbourhood.*

*Herne is a friendly village with a 14th century church and an excellent village hall where a number of activities take place on a regular. We have The Smugglers, an award winning pub as well as a convenience store and post office. The Curious Cat pub is also nearby as is a large garden centre and we are just two minutes from the Wildwood animal park and small industrial park with a variety of unusual businesses. We are within easy reach of the Thanet Way for Canterbury and London and only a short drive from Herne Bay with its beach and wide variety of bars and restaurants. This Georgian town also includes an historic pier if you are looking for a little beach front entertainment, while the town centre includes pedestrian walkways with individual shops, cafes and pubs.*

*You can enjoy the coastline, nature and wildlife on walking and cycling trails through the Reculver coastal park. For water sport enthusiasts there is sailing and jet skiing and golfing aficionados can enjoy the nearby Whitstable and Seasalter or the Chestfield golf clubs. There are some good primary schools including Herne Primary, rated by Ofsted as Outstanding, as well as the Herne Bay High school and a number of grammar and first class private schools are within half an hour's drive in Canterbury, while commuters can catch the train from Herne Bay station and be in London in less than an hour and a half or drive to Canterbury where the fast train and whisk you to St Pancras in 54 minutes.*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### Travel

By Road:	
Herne Bay railway station	2.6 miles
Canterbury	5.8 miles
Dover docks	23.0 miles
Eurotunnel	22.9 miles
Charing Cross	66.4 miles
Gatwick airport	69.1 miles

By Train from Herne Bay	
High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

### Leisure Clubs & Facilities

Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

### Healthcare

The Park Surgery	01227 742662
Coach House Surgery	01227 374040
Herne and Broomfield Surgery	01227 749662
Whitstable and Tankerton Hospital	01227 594400
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

### Education

Primary Schools:	
Herne Junior	01227 374069
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
The King's School prep school	01227 714000
Secondary Schools:	
Herne Bay High School	01227 361221
The King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

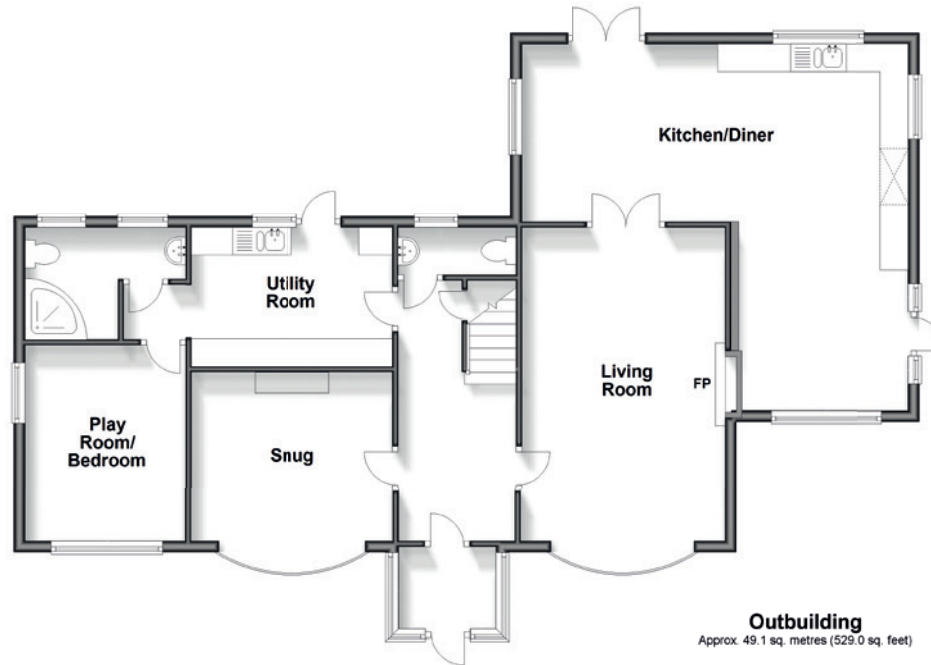
### Entertainment

The Curious Cat	01227 283298
The Smugglers	01227 741395
Punch Tavern	01227 710474
A Casa Mia	01227 372947
The Sportsman	01227 273370
Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569

### Local Attractions / Landmarks

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	

**Ground Floor**  
Approx. 107.7 sq. metres (1159.0 sq. feet)



**GROUND FLOOR**

Kitchen/Diner

Living Room

Hallway

Porch

Snug

Separate Toilet

Utility Room

Playroom/Bedroom

Shower Room

(L-shaped) 12'5 x 10'7 (3.79m x 3.23m)  
plus 9'9 x 21'7 (2.97m x 6.58m)  
18'5 x 11'11 (5.62m x 3.63m)

11'9 x 9'11 (3.58m x 3.02m)

11'9 x 7'11 (3.58m x 2.41m)

11'6 x 9'4 (3.51m x 2.85m)

5'7 x 5'5 (1.70m x 1.65m)

**FIRST FLOOR**

Landing

Bedroom 1

Bathroom

Bedroom 2

Bedroom 3

En Suite

18'5 x 11'11 (5.62m x 3.63m)

8'4 x 6'10 (2.54m x 2.08m)

11'10 x 9'11 (3.61m x 3.02m)

9'5 x 8'6 (2.87m x 2.59m)

6'0 x 2'10 (1.83m x 0.86m)

**OUTBUILDING**

Garage

Workshop

**OUTSIDE**

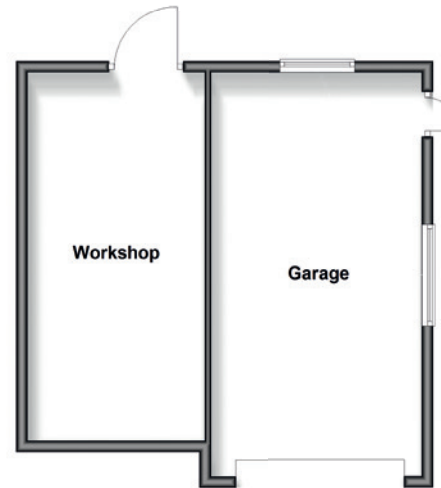
Driveway

Rear Garden

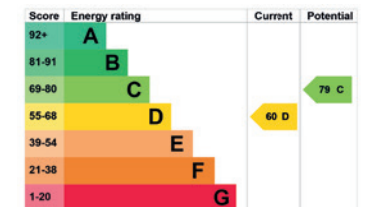
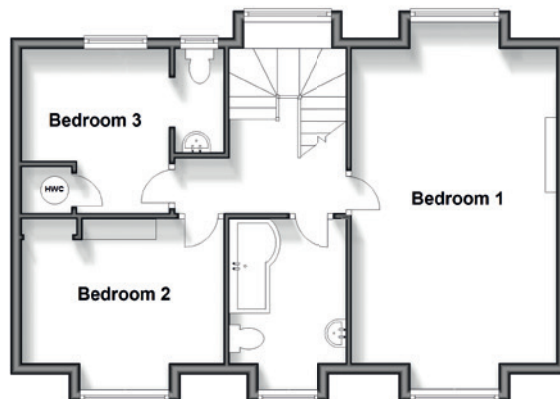
Sheds

Summerhouse

**Outbuilding**  
Approx. 49.1 sq. metres (529.0 sq. feet)



**First Floor**  
Approx. 57.5 sq. metres (618.5 sq. feet)



Council Tax Band: G  
Tenure: Freehold

Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

