



3 Newport's Cottages, Bekesbourne Hill
Bekesbourne, Canterbury, CT4 5EF
£212,000

colebrooksturrock.com





3 Newport's Cottages

Bekesbourne Hill, Bekesbourne, Canterbury

A charming country cottage and gardens, offering great scope in an idyllic setting.

Situation

Bekesbourne is a charming village which is surrounded by farmland and countryside providing good walking, riding and cycling as well as a mainline railway station which connects to the high speed rail services from Canterbury West to London St. Pancras. The nearby villages of Bridge and Littlebourne provide a comprehensive range of amenities including mini-supermarket, butcher, post office, pharmacy, dentist and hairdressers. There are three public houses in the village of Bridge, a modern health centre and popular local primary schools. The cathedral city of Canterbury is easily accessible and provides a comprehensive range of shopping, recreational and educational establishments.

The Property

Accessed via a pedestrian walkway this charming country cottage, nestled within a terrace of four, is tucked away from view and boasts three separate garden areas and an idyllic location. Being sold for the first time since the 1950's this much loved modest family home provides an exciting opportunity for anyone seeking a project. A stable door opens into the kitchen whilst a shower room lies adjacent. To rear the sitting/dining room enjoys a fireplace with multi-fuel burner and French doors opening to the rear courtyard and the delightful views beyond. An enclosed staircase leads to the first floor where two double bedrooms are serviced by a cloakroom/WC, Both bedrooms have built in storage cupboards, with bedroom two also having a wash hand basin.

Outside

From Bekesbourne Hill a pedestrian walkway can be seen, signposted Newport's Cottages. To the front of the cottage is a paved courtyard garden bordered by planted beds. A path leads along the front of the neighbouring cottages to a brick built coal store and beyond to a separate enclosed former cottage garden with timber garden shed and overgrown flower borders. From the sitting/dining room lies a private rear paved courtyard, a tranquil space enjoying a south-easterly aspect and a pleasant outlook over the neighbouring countryside.

Services

Mains electric, water and drainage are understood to be connected to the property.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

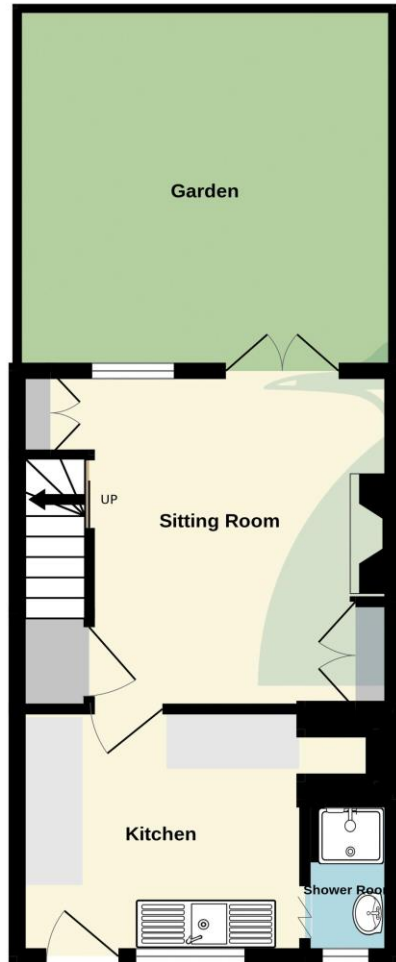
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
264 sq.ft. (24.5 sq.m.) approx.



First floor
269 sq.ft. (25.0 sq.m.) approx.



Kitchen

10' 0" x 8' 11" (3.05m x 2.72m)

Shower Room

5' 8" x 3' 1" (1.73m x 0.94m)

Sitting Room

12' 3" x 9' 9" (3.73m x 2.97m) extending to 13'7" (4.14m)

Garden

14' 5" x 13' 1" (4.39m x 3.98m)

First Floor

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom Two

13' 8" x 9' 4" (4.16m x 2.84m)

WC

5' 7" x 2' 6" (1.70m x 0.76m)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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