



FINN'S

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Woodlands, Stone Street, Petham, Canterbury, Kent, CT4 5PR

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**Woodlands, Stone Street, Petham,
Canterbury, CT4 5PR**

Guide Price £375,000 Freehold

A rare opportunity to purchase a semi detached three bedroom period house with scope for extending (subject to planning) in a rural position just over 5 miles from Canterbury city centre.

- Three Bedroom Semi Detached House
- Scope For Extending – Subject to Planning
- Double Glazing
- Oil Central Heating
- Ample Off Road Parking
- Detached Double Garage
- Large 115' x 100' garden
- 5.5 Miles to Canterbury
- In Need Of Some Modernisation & Improvement
- No Chain

The front door opens to the spacious entrance hall with stairs rising to the first floor and doors to the kitchen and sitting room. The triple aspect sitting room is bright & spacious and has a central fireplace. The kitchen has a range of wall and base units with spaces for appliances and overlooks the rear garden.



Upstairs, the landing leads to three bedrooms, a family bathroom and separate w.c.

Outside, the rear garden measures approximately 115 ' 100' and is mainly laid to lawn. There is a driveway leading to a detached double garage.

The house offers a wonderful opportunity to extend and create a wonderful family home – subject to planning.

Woodlands is very well located being on the Stone Street which connects Canterbury and Folkestone and lies approximately 5.5 miles south of the Cathedral City centre. The A2 can be joined at the village of Bridge and provides excellent links to the onward motorway network. Rail links from Canterbury West station are close by with their links to London in just 56 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

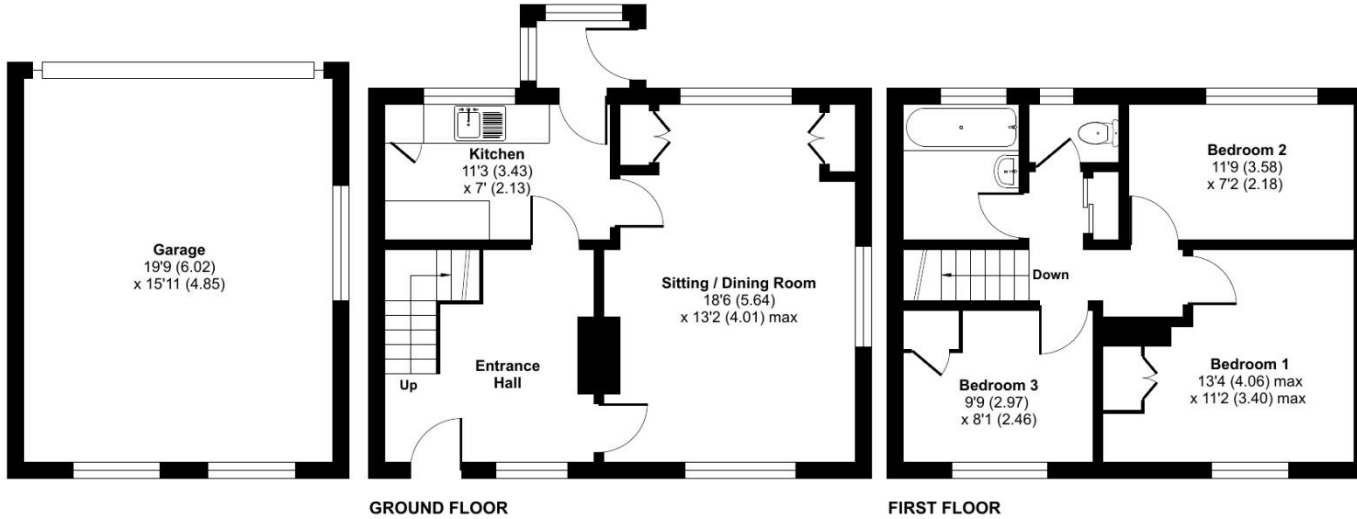
Date: These particulars were prepared on 18/1/24



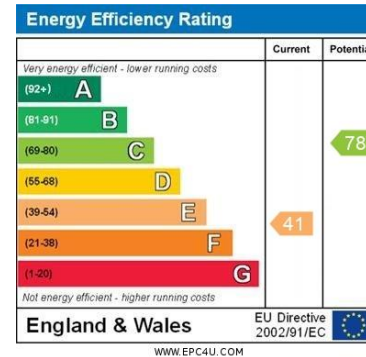


Approximate Area = 903 sq ft / 83.8 sq m
 Garage = 317 sq ft / 29.4 sq m
 Total = 1220 sq ft / 113.2 sq m
 For identification only - Not to scale

Garden
 Approximate
 115'6" (35.20)
 x 100' (30.48)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1075449



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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 Lettings: 01227 452111

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 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
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 St Nicholas at Wade
 Kent CT7 0NE
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