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**1 The Street, Patrixbourne, Canterbury,
CT4 5DA**

£650,000 Freehold

A beautifully presented four bedroom family home set in the sought-after village of Patrixbourne.

The cottage has undergone a thorough modernisation in 2017 to include being rewired and replumbed, a new Neptune kitchen and new bathrooms, yet retaining a wealth of period features such as inglenook fireplaces, beamed ceilings and exposed brickwork.

- Enchanting Four Bedroom Grade II Listed Cottage
- High Quality Neptune Kitchen
- Two Beautiful Bathrooms
- Set Over Three Floors
- Thoroughly Modernised From Top To Bottom
- Off Road Parking
- Pretty Rear Garden
- Situated In This Popular Village Just 3 Miles From Canterbury

Approached from the rear over a shared neighboring gravel driveway which leads to double gates to the off road parking.

The rear door leads to a hallway with ample space for coats and shoes and benefits from a downstairs w.c.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The kitchen/dining room is a lovely entertaining space and has been beautifully fitted by the highly regarded Neptune and has solid oak worktops, an excellent range of wall and base units and a polished wooden floor. (The cooker and fridge freezer may be available by separate negotiation).

The sitting room spans the entire width of the house and has two inglenook fireplaces with exposed brickwork, one fitted with a wood burning stove. The head height in the cottage is excellent throughout and adds to the sense of space.

On the first floor a landing leads to bedrooms three & four, both have built in storage and are good size doubles. Also on the first floor are two bathrooms, one fitted with a roll top bath and the other has a modern walk in double shower. There is a useful utility room on the first floor with fitted cupboards, space for a washing machine and laundry cupboard.

From the first floor landing there are two separate staircases, the rear leads to bedroom two and overlooks the rear garden and the front staircase leads to bedroom one – both have a good sense of space.

Outside, the pretty rear garden is fence enclosed and measures approximately 80' x 23' and is mainly laid to lawn with a wide variety of established trees & shrubs. There is a separate outhouse which provides useful storage and houses the gas fired boiler.

The property is located within the sought-after village of Patricbourne which has a wealth of walks, bridle paths and cycle routes on the doorstep and lies just 3 miles South East of Canterbury. The nearby larger village of Bridge is within walking distance and has two of Kent's finest restaurants – The Pig at Bridge Place and the Michelin Starred Bridge Arms.

The village also has a variety of shops, a post office, a doctor's surgery, dentist and a well-regarded primary school currently rated 'Good' by Ofsted.

The historic Cathedral City of Canterbury is just a 5 minute drive with its huge variety of shopping, leisure and cultural facilities as well as excellent grammar, state and primary schools as well as the University of Kent and Christ Church University – all within easy reach.

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

Services: Mains gas, electricity, water & drainage.

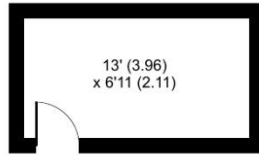
Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 10/5/23





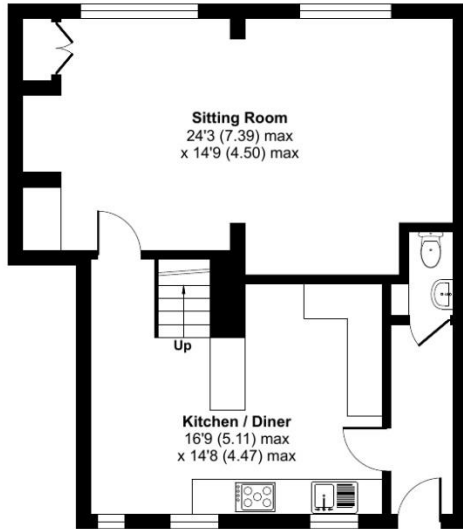
Garden
Approximate
80' (24.38)
x 23' (7.01)



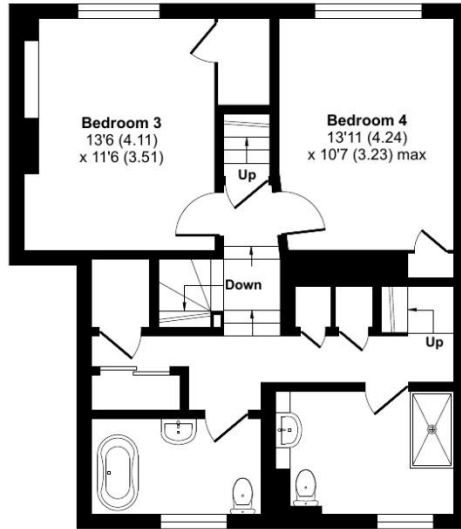
OUTBUILDING

Denotes restricted
head height

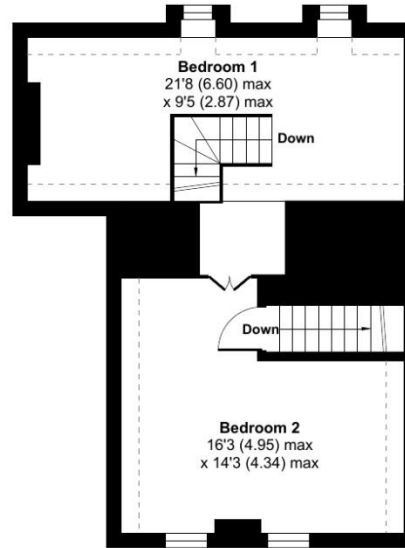
Approximate Area = 1659 sq ft / 154.1 sq m
Limited Use Area(s) = 151 sq ft / 14 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 1900 sq ft / 176.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Finn's. REF: 974612

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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