



FINN'S

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1 Yew Tree Gardens, Fordwich, Canterbury, Kent, CT2 0DQ

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**1 Yew Tree Gardens, Fordwich,
Canterbury, Kent, CT2 0DQ**

Guide Price £430,000 Freehold

A beautifully presented four bedroom link-detached bungalow which has recently been modernised to a high standard situated in a tucked away location yet in the heart of the sought after town of Fordwich.

- Four Bedroom Link-Detached Bungalow
- Modernised To A High Standard Throughout
- Beautiful Walled Garden
- No Chain
- Garage
- Driveway With Electric Gates
- Situated In a Peaceful Location In The Heart Of 'Britain's Smallest Town'

The accommodation comprises a wonderful open plan sitting room / dining room / kitchen which has been recently fitted to a good standard. This light and airy space is the heart of the home and is a great space for entertaining.

Yew Tree Gardens is a small development of 6 similar properties set along a private driveway behind electric gates. To the front of the property is off road parking.



The beautifully shaped walled rear garden is a real highlight of the property and measures 59Lx39W (feet). There is also an electric car charging point by the garage door.

The bungalow is situated in the centre of Britain's smallest town which has two well regarded pubs, the George & Dragon and the Michelin Starred Fordwich Arms restaurant. There is an ancient town hall and miles of lovely walks along the banks of the river Stour. The popular village of Sturry is very close by which benefits from many local amenities right on the doorstep, including a Doctor's surgery, convenience stores, Post Office, and takeaway restaurants. Sturry primary school is less than 1 mile and there is a regular bus service between Canterbury & Thanet every 15 minutes. Sturry train station is just a 5 minute walk from the bungalow and has regular links to London, Canterbury & Thanet.

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

Services: Mains gas, electricity, water & drainage.

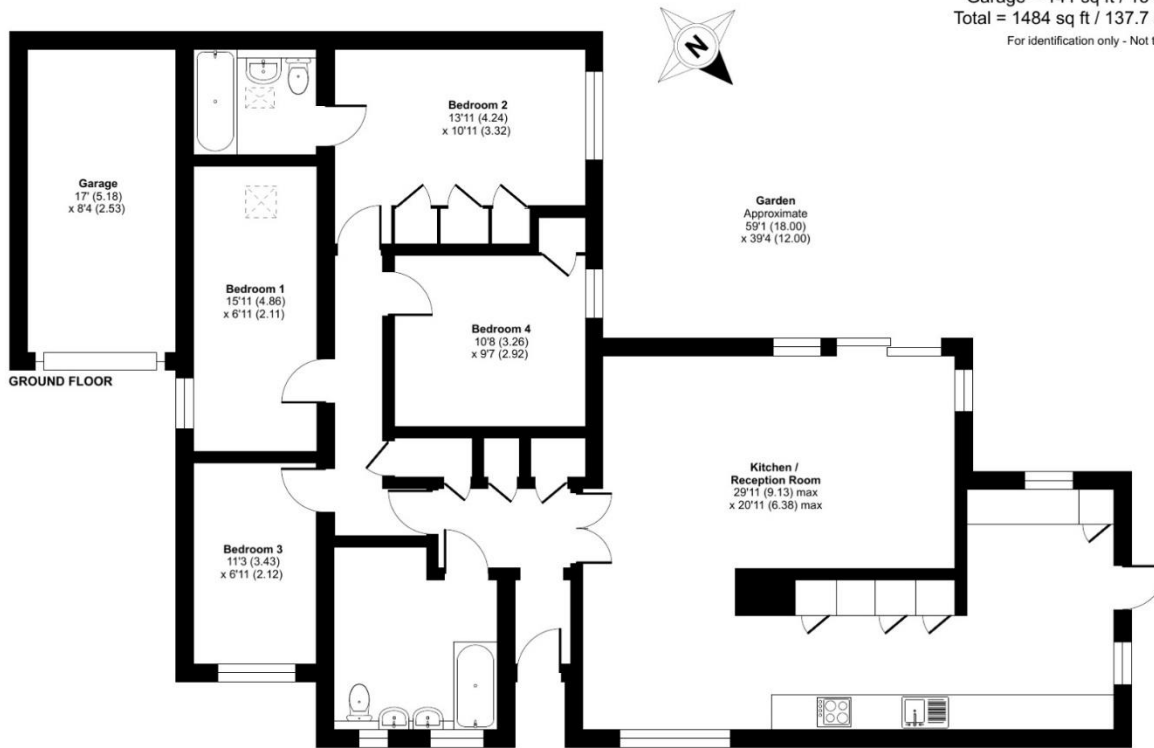
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Service Charge: We understand from the vendors that a service charge of £200 is payable per year which goes towards the maintenance of the electric gates, the gravel drive and the pond.

Date: These particulars were prepared on 19/9/2024



Approximate Area = 1343 sq ft / 124.7 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1484 sq ft / 137.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
 Produced for Finns. REF: 1165012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

