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1 The Oast, St Lawrence Forstal, Canterbury, Kent, CT1 3PH

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Guide Price £500,000 Freehold

A charming two/three bedroom Grade II Listed converted Oast House with off road parking situated in St Lawrence Forstal close to the City's Grammar schools, Kent & Canterbury Hospital & the City centre.

- An End of Terrace Grade II Listed Converted Oast
- Two / Three Bedrooms Set Over Three Floors
- Wonderfully Spacious Accommodation Throughout
- In Need Of Some Modernisation
- Gas Central Heating
- Garage
- Close To The Kent & Canterbury Hospital, The City Centre & The City's Grammar Schools
- No Chain

The front door opens to the entrance hall which has an internal door to the garage providing much sought-after off road parking. There is a small second kitchen on the ground floor, a utility room, separate shower room/cloakroom and a ground floor bedroom / dining room. This area would lend itself to either being an internal annexe or could be reconfigured to create an open plan kitchen/dining room (subject to permissions).

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The first floor comprises a wonderfully spacious sitting room with exposed beams, a feature fireplace and doors leading out to the first floor conservatory which overlooks the rear garden. Also on the first floor is a cloakroom and the large kitchen/dining room with a good range of wall and base units and ample space for a dining table.

The second floor comprises a spacious landing which benefits from a built in linen cupboard, two large double bedrooms – both with built in wardrobes and a shower room.

Outside, the rear garden faces South East and measures approximately 21' x 18' and is wall and fence enclosed with flower borders and a small pond.

St Lawrence Forstal is located less than a mile from the City centre and is within easy access to the extensive amenities the City has to offer including a huge variety of shops, restaurants, cafes & bars. Christ Church University, The King's School, Barton Court & Simon Langton Boy's & Girl's grammar schools are all close by and the Kent & Canterbury Hospital can be accessed by a footpath at the end of St Lawrence Forstal. Transport links are excellent with Canterbury West station providing hourly high-speed services to London St Pancras in just 55 minutes and the A2 being close by with its connections to Dover, Faversham, the M2 and onward motorway network.

Viewing:

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

Services:

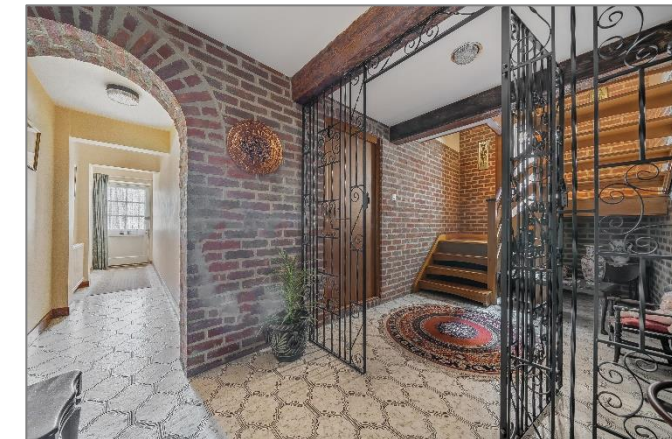
Mains gas, electricity, water & drainage.

Council Tax:

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

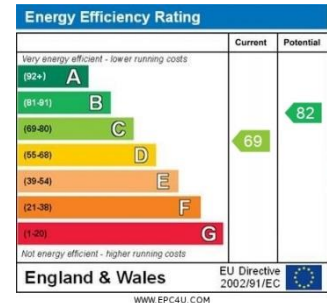
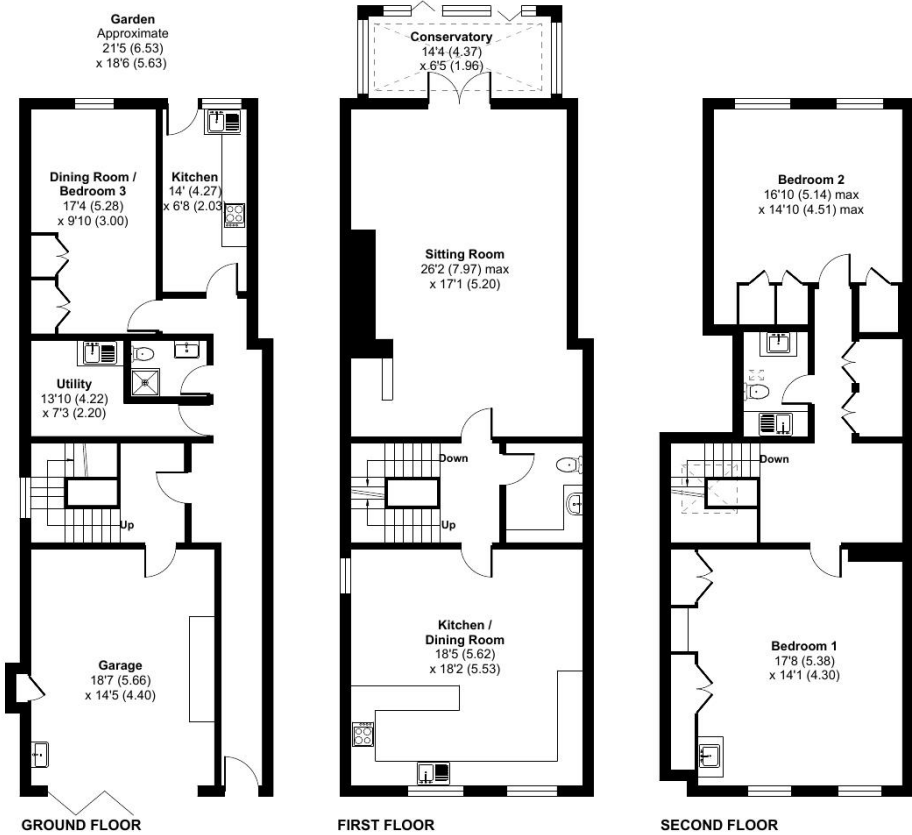
Date:

These particulars were prepared on 3/9/24



Approximate Area = 2559 sq ft / 237.7 sq m
 Garage = 271 sq ft / 25.1 sq m
 Total = 2830 sq ft / 262.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Finns. REF: 1179206

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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