



FINN'S

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Rosedene, The Street, Womenswold, Canterbury, CT4 6HE

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**Rosedene, The Street, Womenswold,
Canterbury, Kent, CT4 6HE**

Guide Price £575,000 Freehold

A beautifully presented three bedroom, three bathroom semi-detached family home which has recently been modernised to a high standard situated in the idyllic village of Womenswold.

- Three Bedroom Semi-Detached Family Home
- Modernised To A High Standard Throughout
- Plenty Of Off Road Parking
- Beautiful Kitchen/Breakfast Room With Central Island
- Utility Room
- Family Bathroom, En-Suite & Downstairs Shower Room
- Enclosed Rear Garden
- Excellent Road Links
- Situated In The Pretty Village Of Womenswold Just 7 Miles From Canterbury & 10 Miles From Dover

The front door opens to the entrance hall with stairs to the first floor and through to the spacious sitting room and dining room. The sitting room has a wood burning stove with exposed brick chimney breast and windows overlooking the front garden.



The kitchen/breakfast room is the heart of the home and has a good range of units, solid wood worktops, a butler sink and a fantastic central island with gas hob and extractor hood over. Bi-folding doors lead to the rear garden. There is a spacious utility room with spaces for appliances and a door leading through to the downstairs shower room.

Upstairs, there are three double bedrooms and a family bathroom with the main bedroom benefitting from an en-suite shower room.

Outside, the property is set behind its pretty front garden and gravel drive providing plenty of off road parking. Most of the garden lies to the rear and measures approximately 65' x 16' and is fence enclosed and is laid to lawn with a patio.

Womenswold is a picturesque and peaceful village with easy access to the larger towns of Canterbury and Dover with their transport hubs. Nearby Canterbury offers a broad range of cultural attractions, shopping and dining options. There are several well-regarded schools in the area, including a good local primary in Barham, as well as the independent Northbourne Park School.

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

Services: Mains gas, electricity, water & drainage.

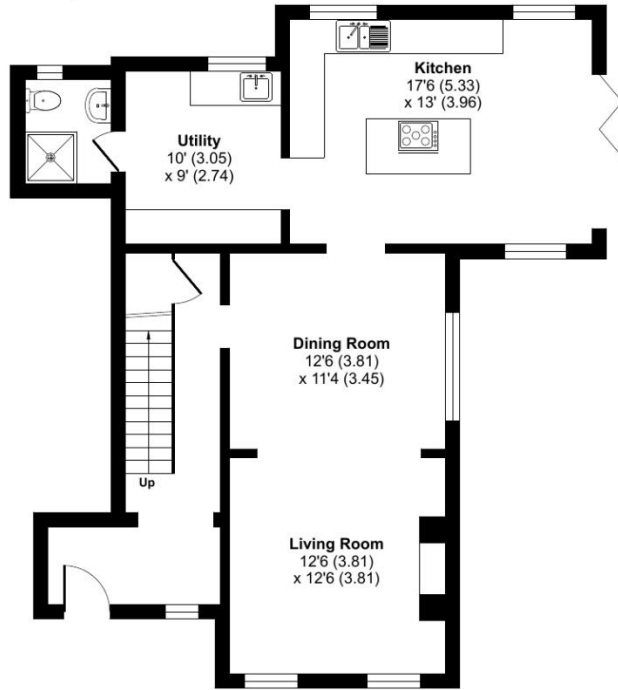
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 17/9/24



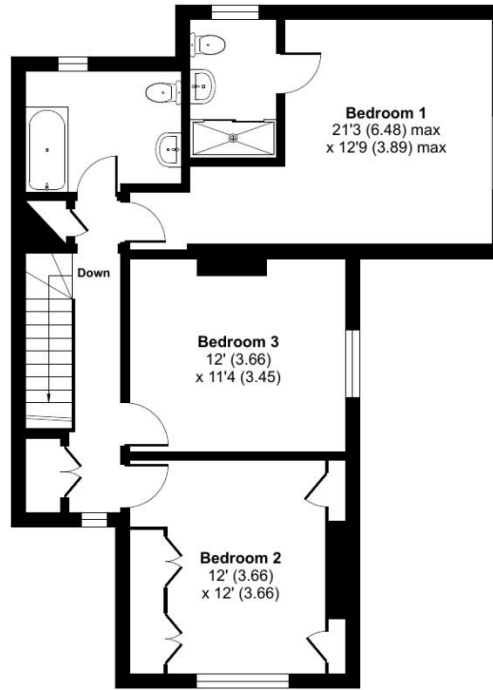
Approximate Area = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



GROUND FLOOR

Garden
Approximate
65' (19.81) x 16' (5.49)



FIRST FLOOR



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | 93 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | 61 | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Finns. REF: 1187414

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

