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Springfield Cottage, Old Road, Sarre, Birchington, Kent, CT7 0LB

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**Springfield Cottage, Old Road, Sarre,
Birchington, Kent, CT7 0LB**

Guide Price £650,000 Freehold

A charming detached period three bedroom cottage with bright and spacious accommodation situated in the delightful village of Sarre.

- Three Bedroom Detached Period Cottage
- Open Fireplace
- Period Features Throughout
- Cellar
- Outbuilding
- Established Gardens
- Delightful Village Setting
- No Chain

The front door opens to the porch and through to the delightful sitting room/dining room which is flooded with natural light and has a lovely open fire. The farmhouse style kitchen has ample space for a dining table, a good range of wall and base units with spaces for appliances. A door leads through to the utility room, boot room and downstairs cloakroom. There is also a snug which overlooks the front garden.

Upstairs, the master bedroom is of a very generous size - it is thought this used to be two rooms and could be divided again to



create a fourth bedroom. Bedrooms two and three are good size double rooms with a family bathroom.

Outside, the property is set back from the lane behind a pretty front garden. A shared driveway leads down the side of the house and wraps around the back leading to the parking area and outbuildings. Most of the garden lies to the rear and measures approximately 114' x 98' and is mainly laid to lawn and is hedge enclosed.

Sarre is ideally located for access to Canterbury, which is renowned for its excellent schools in both the state and private sectors and two universities. Canterbury also offers high-speed rail links to London St Pancras in just 56 minutes. The nearby town of Birchington offers a bustling High Street with pubs, restaurants, shops and bakeries and is just 4 miles from Sarre. The ever popular Kent coastal towns of Broadstairs and Margate are 9 miles away with their excellent sandy beaches.

Agent's Note: The Property is currently part of a larger title and will be sold subject to various covenants, rights and reservations related to the boundary with the Vendor's retained land and for the passage of services.

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

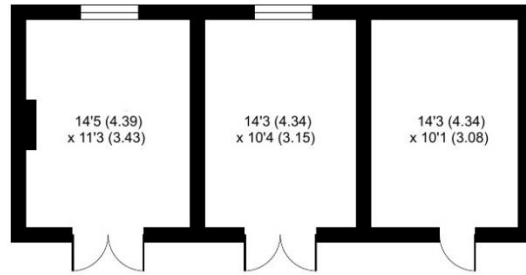
Services: Mains electricity & water. Private drainage. Oil central heating.

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

Date: These particulars were prepared on 27/9/24

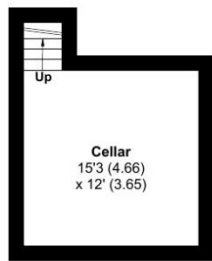


Approximate Area = 1841 sq ft / 171 sq m
 Outbuilding = 451 sq ft / 41.8 sq m
 Total = 2292 sq ft / 212.8 sq m
 For identification only - Not to scale

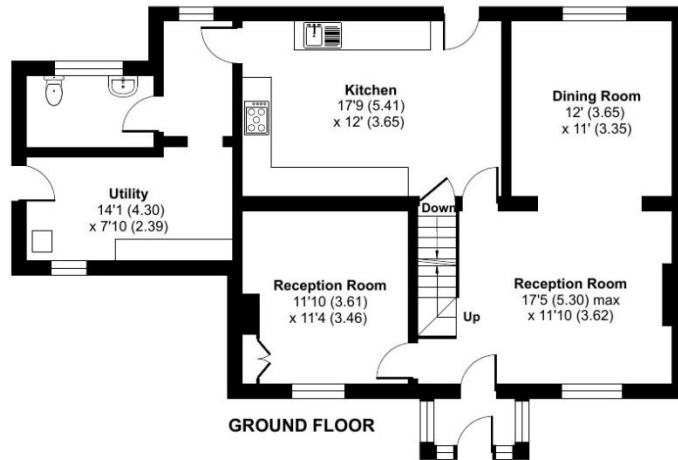


OUTBUILDING 1 / 2 / 3

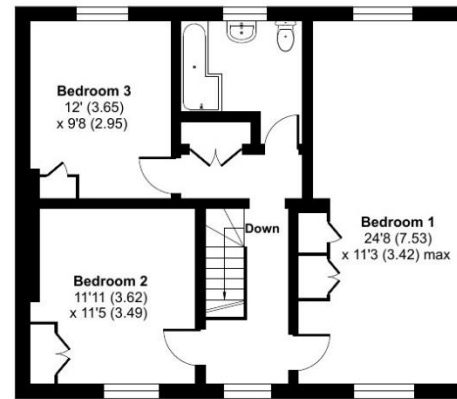
Garden
 Approximate
 114'10 (35.00)
 x 98'5 (30.00)



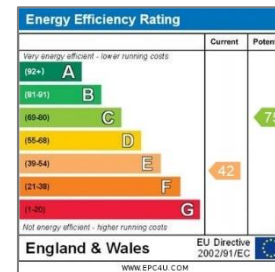
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Finns. REF: 1187895

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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 Lettings: 01304 614471

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 St Nicholas at Wade
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