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114 The Street, Kingston, Canterbury, Kent, CT4 6JQ

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**114 The Street, Kingston, Canterbury,
Kent, CT4 6JQ**

Guide Price £450,000 Freehold

A very well presented three bedroom family home with wonderful views over the Kent Downs in a beautiful setting on the edge of the village of Kingston in the heart of the Elham Valley in the Kent Downs National Landscape.

- Spacious Three Bedroom Family Home
- Wonderful Views
- Well Presented Throughout
- Off Road Parking
- Popular Village Location
- Large Rear Garden

The front door opens to the porch and through to the sitting room which has a large picture window to the front and a gas fire. A door leads through to the dining room with a window to the side and through to the spacious kitchen which is fitted with a good range of wall and base units, spaces for appliances and lovely views over the garden and valley beyond.

Upstairs, the landing leads to three bedrooms, all of which are good size doubles and have superb views over the Elham Valley and the Kent Downs. The family bathroom comprises a modern white suite with a bath with shower over, w.c and wash hand basin.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Outside, the rear garden is a real highlight of the property and is mainly laid to lawn with a variety of fruit trees and vegetable beds. The garden has a westerly aspect so benefits from evening sun and lovely sunsets over the valley. The whole plot measures 0.11 acres.

Kingston is one of the most sought-after villages in the Canterbury area and within one mile of the A2 dual carriageway. Canterbury is about 6 miles distant with an excellent range of shopping, educational and leisure facilities. There is a wide choice of schools for all ages and abilities in both the state and private sector in the locality. The HS1 fast service runs from Canterbury West Station to London St Pancras taking under an hour and the Port of Dover is approximately 13 miles distant. Kingston, Barham, Bishopsbourne and Bridge have well thought of public houses offering a different selection of choices of cuisine. Bridge nearby has a doctor's surgery, a pharmacy and a village shop. Barham has a highly regarded community store and there is a Farm Shop and Tea Room at Bishopsbourne.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 17/4/25





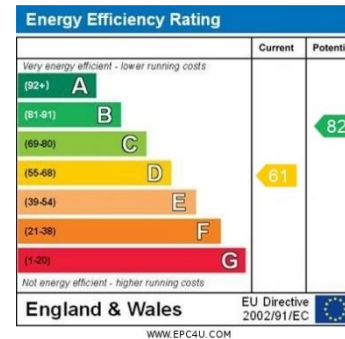
The Street, Kingston

Approximate Gross Internal Area = 94.98 sq m / 1022.35 sq ft

Outbuilding = 9.02 sq m / 97.09 sq ft

Total = 104.0 sq m / 1119.44 sq ft

For identification only - Not to scale



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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