



1 Elms Cottages, Canterbury Road, Sarre, Birchington, Kent, CT7 0JZ

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**1 Elms Cottages, Canterbury Road,
Sarre, Birchington, Kent, CT7 0JZ**

Guide Price £275,000 Freehold

A charming two bedroom semi-detached cottage with potential to extend – subject to planning, which is offered for sale with no chain.

- Two Bedroom Semi-Detached Cottage
- Recently Fitted Kitchen
- No Chain
- Off Road Parking
- Oil Central Heating
- Immaculate Front & Rear Gardens
- Potential To Extend – Subject To Planning

Outside, the cottage is approached from the rear via Old Road which leads to the parking area, which has space for 2 cars. The rear garden measures approximately 85' x 41' and is mainly laid to lawn. The cottage is set back from the road behind its pretty front garden which measures approximately 46' x 41'.



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 comprises part of a larger title. It will be sold subject to various rights and reservations in relation to access, boundaries and the passage of services. Further details are available from the agent, along with a copy of the proposed sale plan of the property which shows the driveway shaded brown, for which the buyer will be responsible for 25% of the cost of maintenance.

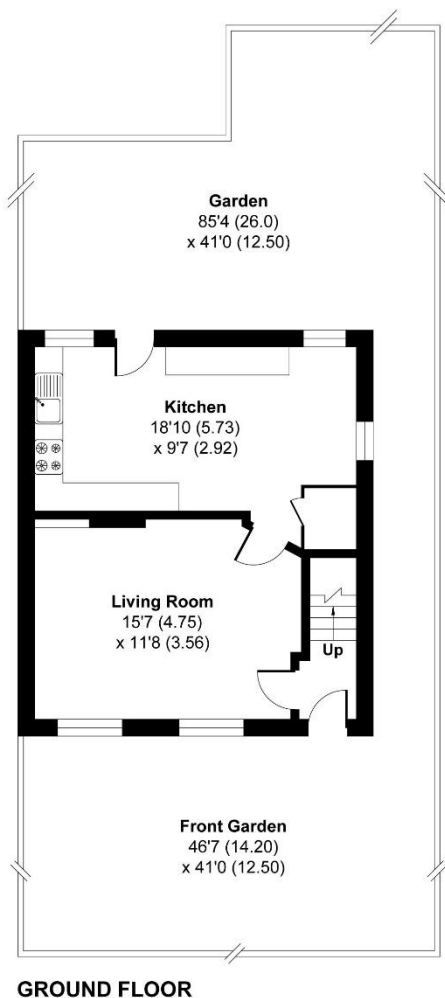
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

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

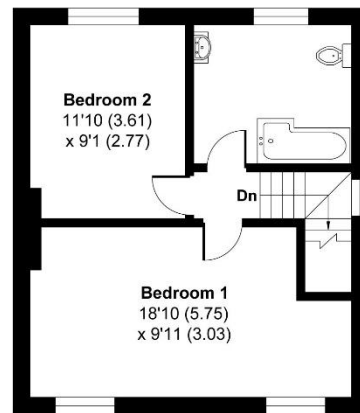
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 6/5/25

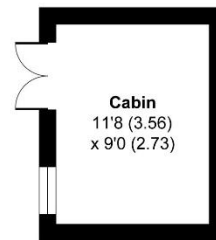




GROUND FLOOR



FIRST FLOOR



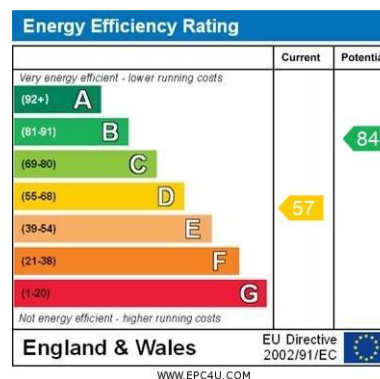
Elms Cottages, Sarre

Approximate Gross Internal Area = 75.98 sq m / 817.84 sq ft

Cabin = 9.72 sq m / 104.62 sq ft

Total = 85.70 sq m / 922.46 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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