



FOUNDATION

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1 Lower Lees Road, Old Wives Lees, Canterbury CT4 8AS

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



1 Lower Lees Road, Old Wives Lees, Canterbury CT4 8AS

- Delightful Semi-Detached Cottage
- Creatively Extended At The Rear
- Impressive Vaulted Kitchen Breakfast Room
- Bi-Fold Doors To The South Facing Garden
- Artistically Presented Throughout
- Two Double Bedrooms
- Stunning 200 Ft Rear Garden
- Village Location Easy Access To Canterbury

SITUATION:

The village of Old Wives Lees is located on the outskirts of Chilham, high on the North Downs (an area of outstanding natural beauty) and is conveniently situated with a choice of rail links to London via nearby Chilham, Selling, Canterbury or Ashford International.

The village is surrounded by orchards, hop gardens, vineyards and arable land and from its higher elevations it has beautiful views over hills, woodland and the North Downs.

The village has a good community spirit and has a range of social and recreational activities and a preschool in the refurbished village hall. The village is also served by a village green and a large playing field with a football pitch and basketball court.

Primary schools can be found at nearby Chilham, Selling and Sheldwich and a choice of secondary schools at Ashford, Canterbury and Faversham.

The village is well placed for access onto the A2/M2 and M20 motorways and for cross channel services. The local bus service links Old Wives Lees with Chilham and Canterbury and a school bus service runs to Ashford.

There are railway stations at nearby Chilham and Selling with fast train connections to London from Canterbury and Faversham and the high-speed service from Ashford to St Pancras taking just 38 minutes. Canterbury, Faversham and Ashford also offer a wide range of State and independent schools, along with excellent leisure, recreational and shopping amenities.



DESCRIPTION:

An attractive cottage which has been creatively extended to include a vaulted kitchen breakfast room with exposed oak beams and bi-fold doors which frame the stunning 200 ft south facing rear garden.

The semi-detached cottage dates back to the early 1900's and is bursting with artistic décor and characterful charm.

Situated in the sought after village of Old Wives Lees, in a peaceful spot with many rural walks on your doorstep and just a short drive from the cathedral city of Canterbury.

The front door opens into an entrance lobby perfect for housing shoes and coats, this in turn opens into delightful sitting room with Italian stone tiled flooring and modern electric stove set within the chimney breast.

From the sitting room an inner hallway leads through to the rear of the property where one will find a vaulted kitchen breakfast room

which overlooks the enchanting garden and beautiful views beyond.

The kitchen has an array of built in units which surround main appliances including a double range stove oven and a butler sink, the rest of the kitchen is made up of free-standing pieces of furniture which work beautifully and look in perfect keeping with the rest of the cottage.

There are solid wooden bi-fold doors which open out onto the patio area, allowing the dining space to extend into the garden.

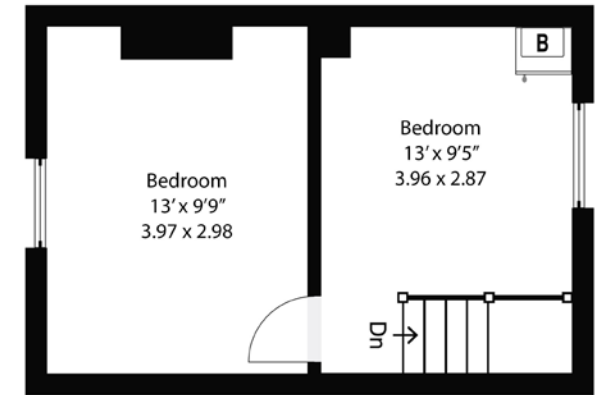
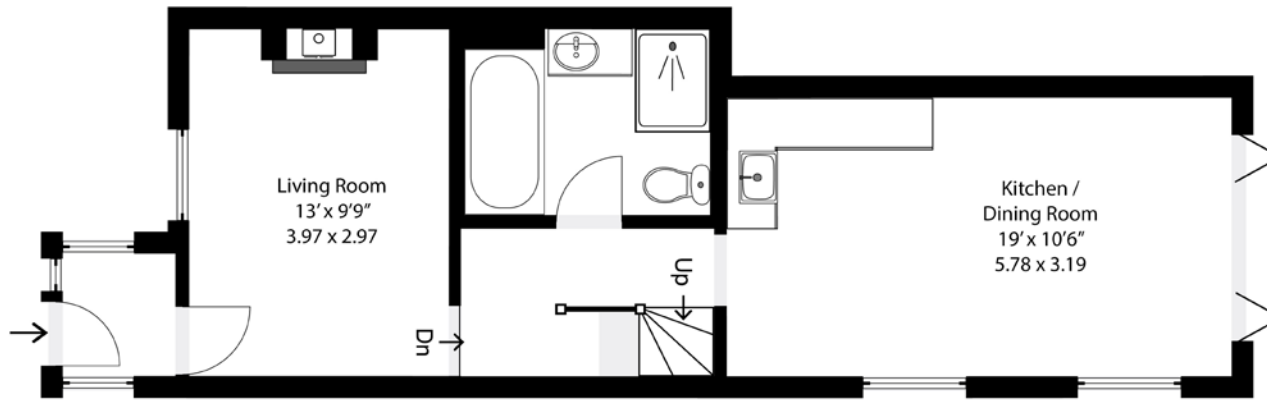
The ground floor is complemented by a well-appointed family bathroom with large bathtub, separate shower, basin, and WC.

The stairs rise to the first floor where one will find two double bedrooms, the main bedroom has fitted wardrobes and magnificent views of the garden and rolling countryside.

OUTSIDE:

The south facing garden stretches out over 200 ft and the property occupies a generous 0.14 acre plot which has been beautifully landscaped by the current owners and displays an abundance of attractive shrubs and young trees, which borders the lawn.

The patio area is accessed via the bi-fold doors and leads down to the main garden, at the rear of the garden there is a plenty of room for growing vegetables, alongside a garden shed and large pond.



TOTAL FLOOR AREA: 736 sq. ft (69 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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