



Thistle Cottage, The Glenn, Upstreet, Canterbury CT3 4DL

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## Thistle Cottage, The Glenn, Upstreet Canterbury CT3 4DL

- Modern Detached Three Bedroom Cottage
- Artistically Presented Throughout
- Brand New Kitchen With Quartz Worktops & Island
- Newly Fitted Bathroom & Ensuite
- Contemporary Window Shutters
- Open Plan Living Areas With Oak Flooring
- Parking & Cart-Barn Style Double Garage
- Set Within An Impressive Quarter Of An Acre Plot
- Just Six miles From The Cathedral City Of Canterbury



### SITUATION:

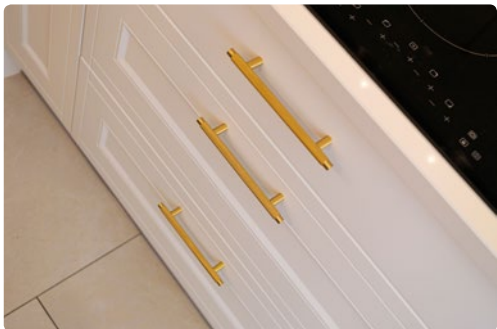
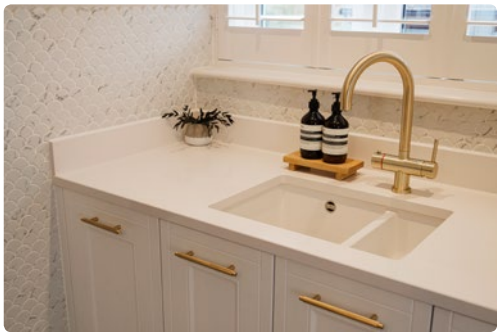
Upstreet is a village in the parish of Chislet, which is approximately six miles from Canterbury. It is surrounded by rich farmland and close to Stodmarsh Nature Reserve, which has beautiful walks through reed marshes. The village has a public house, a village shop/post office and has a real sense of community. There are more facilities at Sturry (approximately three miles away) including a doctors, a dentist and a railway station.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private

schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The bustling seaside town of Herne Bay is less than six miles away and has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.



**DESCRIPTION:**

A modern and creatively presented three bedroom detached cottage situated in the village of Upstreet which has excellent access to both Sandwich and the Cathedral City of Canterbury.

Thistle cottage was built in 2009 to an exceptional standard using fine craftsmanship and attention to detail, the design is contemporary but beautiful. The current owners have since made many improvements including two new bathrooms, oak flooring, plantation shutters, a brand-new kitchen, and solid oak doors, natural materials flourish throughout and finish the property to an exquisite standard

The property occupies a generous 0.23 acre plot, which includes a beautifully landscaped rear garden, a private paddock and gravelled driveway with double cart barn.

The oak front door opens into a spacious entrance hallway, to the left one will find a

stylish WC which has attractive black and white chequered floor tiles. To the right, there is an open plan kitchen breakfast room with a newly installed Wren kitchen which has quartz work tops and many appliances integrated including a double oven, wine cooler, fridge freezer, dishwasher and induction hob.

The kitchen is complemented by a large island and dining area, which connects with the garden via the French doors, a utility area has been arranged within a useful cupboard perfect for the laundry appliances.

The sitting room at the rear has a bay window dressed in plantation shutters and a door which also leads to the garden.

Stairs from the hallway rise to the first floor, where one will find a galleried landing leading to two double bedrooms and a well-appointed newly fitted family bathroom. All bedrooms have been lovingly decorated in neutral colours to create a calm and tranquil ambience. The front bedroom is a large

double room, with stunning views of the paddock, whilst the main bedroom has fitted wardrobes and a stylish ensuite shower room that has been finished with mosaic natural stone tiles.

Stairs ascend to the second floor, where the room has been divided in two, to create a peaceful study area and another double bedroom.

**OUTSIDE**

The property is approached via a gravelled driveway which provides parking for several cars and leads to a cart-barn style double garage. The property is set within a generous 0.23 acre plot which includes a private paddock and a beautifully landscaped garden which wraps around the property, sleepers create borders full of herbaceous shrubs and evergreen plants.

The French doors in the dining area leads to a raised decked seating area, whilst the rest of the garden is mainly laid to lawn.









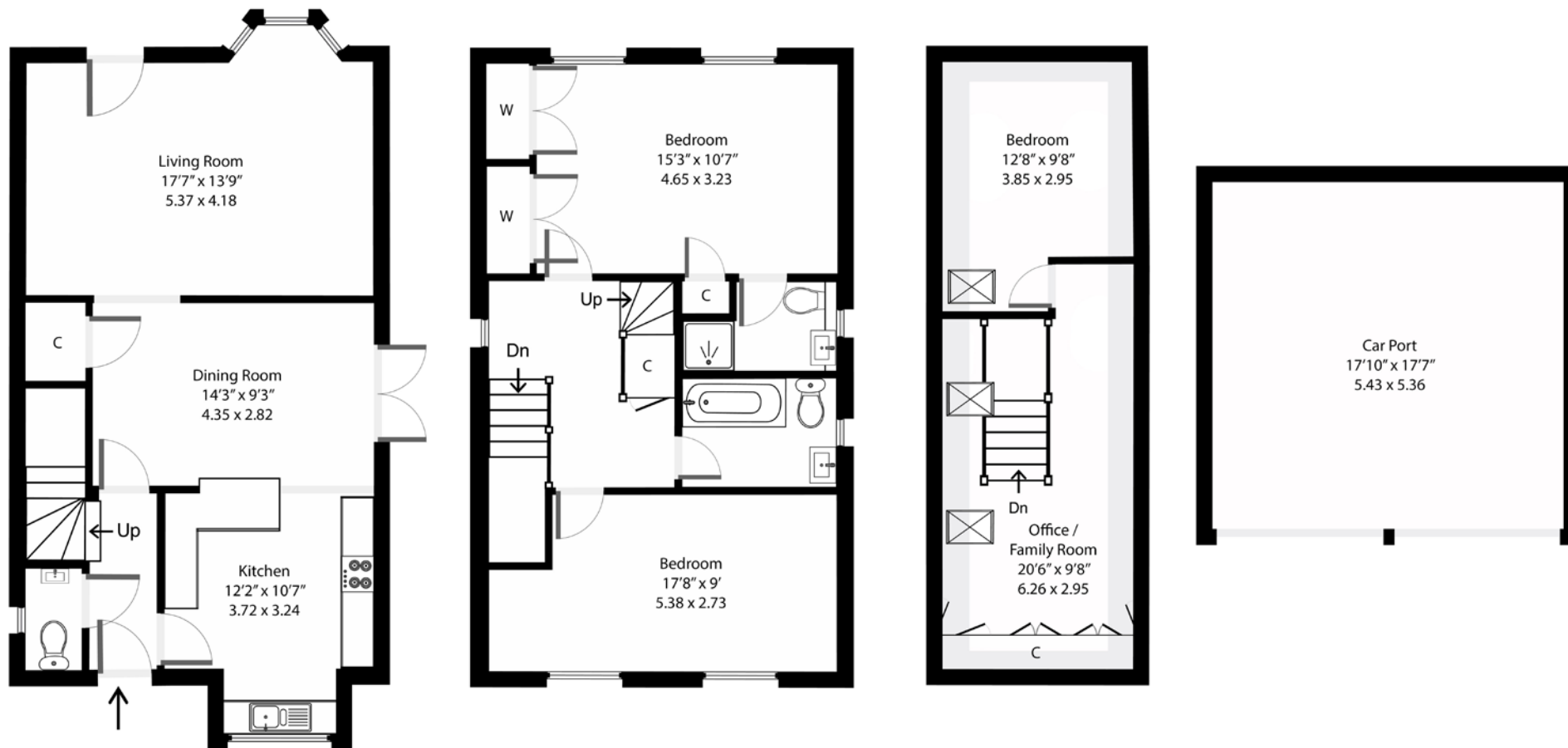












TOTAL FLOOR AREA: 1742 sq. ft (160 sq. m)  
 HOUSE: 1411 sq. ft (131 sq. m)  
 CAR PORT: 313 sq. ft (29 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 All services are mains connected

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