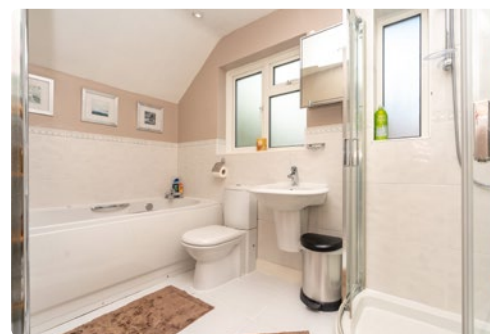




Pippin Cottage, New Dover Road, Canterbury CT1 3DZ

5 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



Pippin Cottage, New Dover Road Canterbury CT1 3DZ

- Substantial Detached Residence
- Almost 1800 Sq.Ft Spacious & Versatile Accommodation
- Five Bedrooms & Three Reception Rooms
- Parquet Flooring & Wood Burning Stove
- Annexe Potential With Garage Conversion STPC
- Private & Peaceful Location Less Than A Mile to City Centre
- Family Home Close To Canterbury Schools
- Off Road Parking & Generous Garden
- Planning Granted To Create Master bedroom With Ensuite

SITUATION:

The property is situated in the highly desirable area of South Canterbury. This convenient setting provides excellent access to the city centre, many of Canterbury's very well-regarded schools, including Barton Court and Simon Langton boys and girls grammar schools, just a fifteen minute walk. The property is less than a five-minute walk to Kent County Cricket ground and Kent and Canterbury hospital.

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.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

A substantial five-bedroom detached residence, situated in an extremely private setting in one of Canterbury's premier roads and within easy reach of the bustling city centre and its numerous, highly regarded schools. Pippin Cottage was built in 1964 and has been significantly extended and much improved in recent years. The property now offers generous and well-appointed accommodation, along with parking, for several parks, a tandem garage and a large home office.



The property is accessed via a handsome front door, which opens into a porch, which in turn leads to an entrance hall with a well-appointed cloakroom, stairs to the first floor and lovely parquet flooring which extends throughout most of the ground floor. To the left of the entrance hall is a spacious dual aspect sitting room, with a double-glazed French door to the rear garden and a fireplace with a wood burning stove, whilst to the right of the hallway there is a dining room.

The kitchen is to the rear of the property and has been fitted with an excellent selection of modern and stylish wall and floor units, set around wood effect work surfaces, integrated appliances, and attractive ceramic tiling.

The kitchen is complemented by a useful utility room with additional wall and floor units, plumbing for white goods and access to the tandem garage. The utility room also leads to a large home office, ideal for anyone wishing to work from home. Finally, the extensive ground floor accommodation is completed by a further reception/family room and bedroom five, both with a dual aspect and beautiful oak flooring.

On the first floor, a central landing leads to four bedrooms (three doubles and a single room) and the family bathroom. This is a particularly good size and has been fitted with a contemporary white suite, including a double ended jacuzzi bath and a separate shower enclosure and is finished with attractive ceramic tiling.

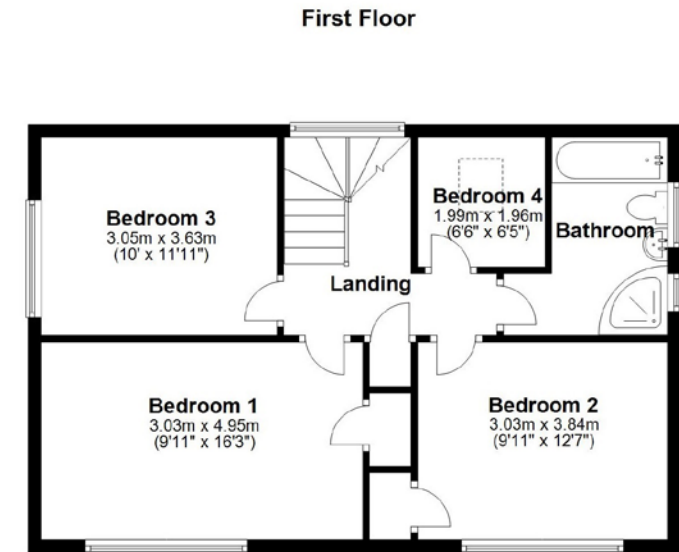
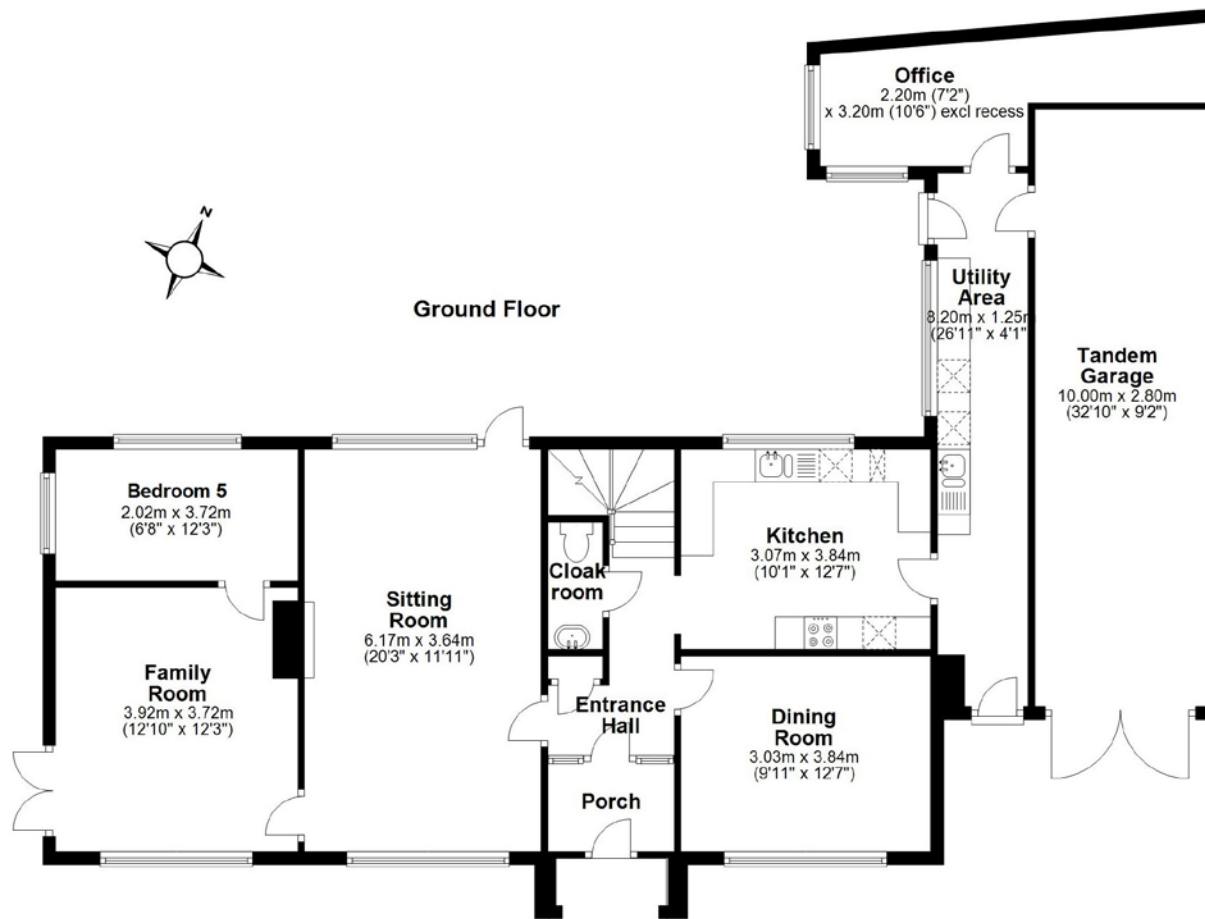
Drawings are available and planning has been granted to create a master bedroom with ensuite above the family room. There is also potential to convert the garage STPC.

OUTSIDE:

The property is approached via a private shared concrete driveway which provides parking for several cars and leads to a tandem garage. This has a set of twin doors, power, lighting and a workshop area to the rear. The property sits within a generous plot, with gardens which wrap around the rear, the side and the front of the house. These are laid to lawn, to the front of the property, with a timber shed. Paving extends to the left of the property with attractive raised beds and borders and a large, paved patio area to the rear, with a timber shed for storage, alongside an entertaining area with bar and sheltered seating area. There is new fencing bordering the garden allowing it to be secure and private. The front fencing opens allowing access to the front garden for additional parking or caravan/trailer storage.







TOTAL FLOOR AREA: 1755 sq. ft (163 sq. m)
 HOUSE: 1467 SQ.FT (135 SQ.M)
 GARAGE: 288 SQ.FT (28 SQ.M)



EPC RATING
 E



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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