





Freehold



## Rosebrae, Iffin Lane, Canterbury CT4 7BD

- 1930's Semi-Detached Residence
- Significantly Extended Over The Years
- Over 1700 Sq.Ft Of Characterful & Versatile Space
- Potential To Modernise & Enhance
- A Generous West Facing Rear Garden
- Large Drive For Several Cars
- Close To Excellent Secondary Schools
- 1.5 Miles To The Cathedral City Of Canterbury

### SITUATION:

Rosebrae is set in a rural location situated just over two miles from the city centre and Canterbury East train station with its fast links into London.

The cathedral city of Canterbury offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre.

It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

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 ideal for those who enjoy outdoor pursuits, such as walking, cycling and horse riding. There are also numerous pretty villages nearby with typical village pubs to visit, giving you the ideal balance between city and country living.





#### DESCRIPTION:

A significantly extended semi-detached residence in a sought-after rural location just outside the cathedral city of Canterbury and in close proximity of a good selection of secondary schools.

Rosebrea was built in the 1930s and has seen many changes by the current owners over the last forty years. A double storey extension and loft conversion has increased the footprint to excess of 1700 sq.ft of characterful and versatile space yet there is still the opportunity to make further enhancements.

Occupying a generous plot which includes a large driveway and beautifully established rear gardens which enjoy an envious westerly facing position.

The entrance lobby provides space for coats and shoes whilst the oak latch inner door opens into a splendid open plan living room with sliding doors to the garden and a

chimney breast encompassing an electric stove, the fire place is open and with lining it could be used as an open fireplace or have a wood burning stove installed..

The kitchen breakfast room sits at the rear of the property and forms part of the extension. There is an array of wall and floor units which surround free standing appliances.

There is a formal dining room off the kitchen whilst a rear lobby has a washroom and access to the rear garden.

To the first floor one will find four generously proportioned bedrooms and a well-appointed family bathroom. From the bright and airy galleries landing there is paddle space saving steps leading two the loft conversion where one will find two attic rooms, both with large loft windows offering splendid views of rolling countryside.

#### OUTSIDE:

Rosebrea occupies a generous plot with a large driveway to the front whilst at the rear there is a mature westerly facing garden which is private and peaceful.

There is a large patio area accessed via the sliding doors in the living room and the main rear door. A small waterfall trickles next to the seating area whilst the rest of the garden is mainly laid to lawn and interspersed with established shrubs and young trees.

There is room in the garden for a small annexe, with drainage easily being connected, there is also potential to convert the workshop into a home office.









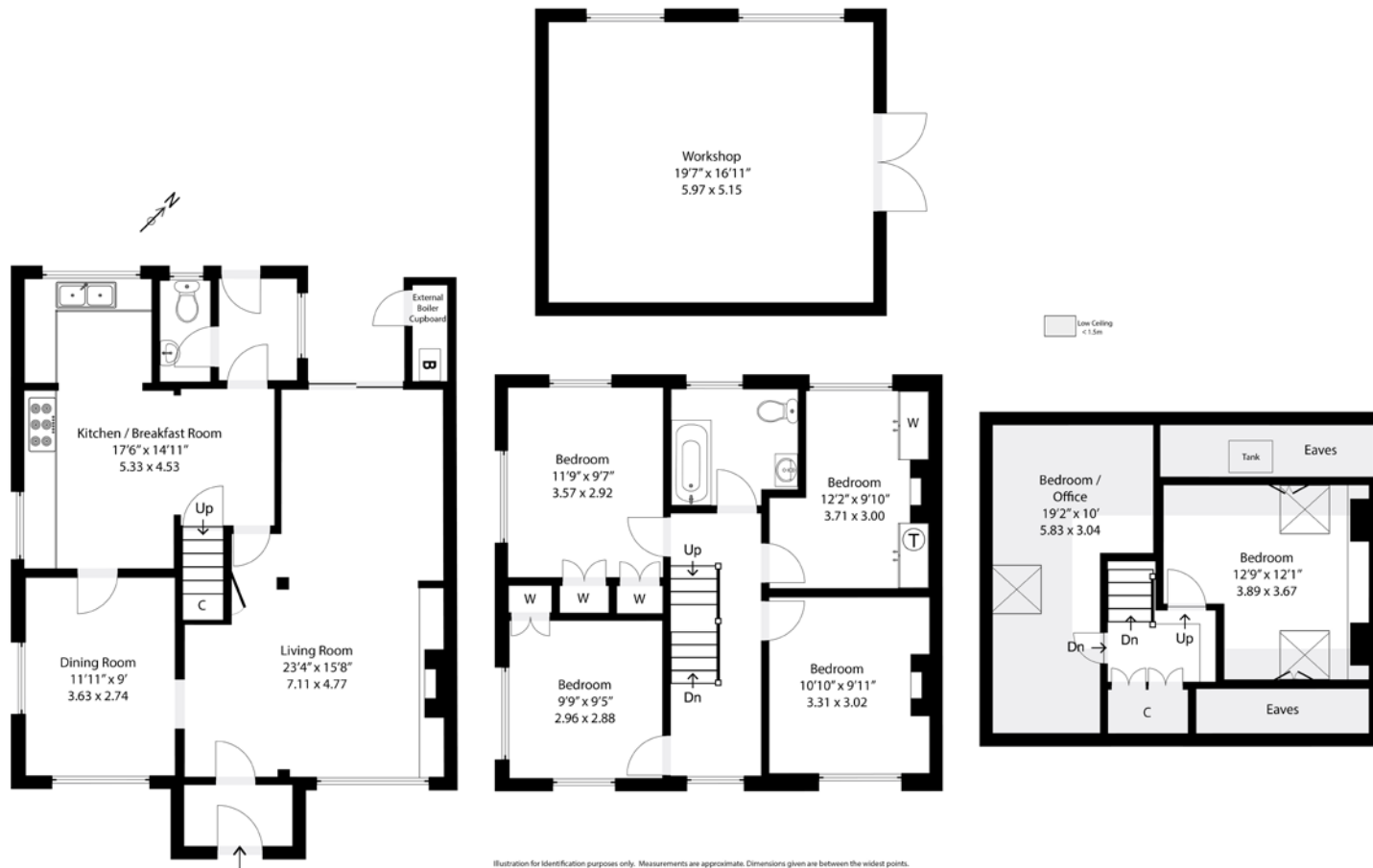












TOTAL FLOOR AREA: 2114 sq. ft (197 sq. m)  
HOUSE: 1721 sq. ft (160 sq. m)  
WORKSHOP: 393 sq. ft (37 sq. m)



EPC RATING  
F



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
Oil Fuelled Heating & Mains Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

