



FOUNDATION

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2 Barfrestone Court Cottages, Barfrestone, Dover CT15 7JJ

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



Freehold



## 2 Barfrestone Court Cottages, Barfrestone, Dover CT15 7JJ

- Enchanting Mid Terrace Cottage
- Recently Installed Shower Room
- Brand New Quartz Topped Kitchen & Utility Area
- Charming Sitting Room With Wood Burning Stove
- Garden Room With French Doors
- Landscaped Rear Garden & Storage Shed
- Wonderful Views Of Farmland
- Historic Rural Village Location Close To Canterbury

Barfrestone is a village, now in the parish of Eythorne, in the Dover district, in east Kent, England, it sits between Shepherdswell, Eythorne and Nonington. Landmarks include the Grade I listed Norman church, whilst the rest of the village is mainly made of rolling countryside. The property is set between Eythorne and Shepherdswell station which has a trains tation with direct links to London. The village focuses on community with a local primary school, a park area, doctors' surgery, village hall which hosts events including charity sales and a pre-school playgroup.

The village of Nonington has an active community with a village hall, local pub and a primary school, whilst the nearby village of Aylesham offers a wider range of local services, including several shops and businesses and a mainline station. Nonington is surrounded by some truly beautiful countryside, with plenty of walks and footpaths, including the grounds of the beautiful Fredville Park surrounded by

its ancient oak trees, making this an ideal location for anyone who enjoys the outdoors. The historic market town of Sandwich is just 10 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. Less than 8 miles away one will find the port town of Dover, with its brooding castle, iconic White Cliffs, and a wealth of entertainment.

Less than 20 minutes to the north lies Canterbury with its Cathedral, the Marlowe Theatre and Concert Hall and a wealth of galleries. Canterbury hosts an annual festival with a wide range of musical events from opera and symphony concerts to world music, jazz and folk – there is always more to discover. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities

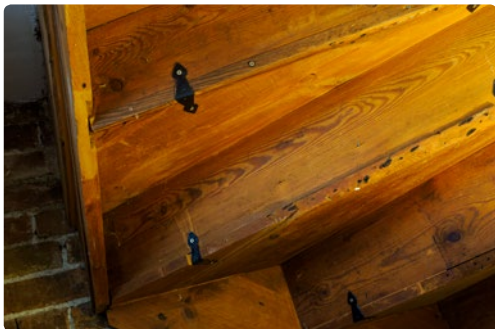




#### DESCRIPTION:

An enchanting mid-terrace, three-bedroom period cottage that has been significantly enhanced by the current owners, who have creatively improved and extended the property. Recent additions include a garden room, a new shower room, a fully installed quartz-topped kitchen, and a beautifully landscaped rear garden.

The cottage offers over 800 sq.ft. of beautifully configured accommodation, with a pretty, west-facing rear garden that overlooks farmland. Situated in the historic village of Barfreestone, with its 11th-century church and small, close-knit community, the property enjoys a wonderfully rural position yet is within easy reach of Canterbury and Dover.



The recently added oak-framed porch provides plenty of space for coats and wellies and leads to the main front door, which opens into a charming sitting room with exposed brickwork and an open fireplace that encompasses a wood-burning stove.

The newly installed kitchen/breakfast room features a sleek quartz worktop and dark navy cupboards that contrast beautifully with the whitewashed walls. The space is further enhanced by a utility cupboard, accessed via a bifold door.

At the rear of the property is a brand-new shower room, with floor-to-ceiling tiles, a contemporary sink set upon a vanity unit, and a WC. The garden is accessible via the garden room, which has French doors opening onto the west-facing rear garden.

To the first floor, there are three bedrooms. The two smaller rooms interconnect with one another, while the main bedroom offers wonderful views over the fields and benefits from fitted wardrobes and an ensuite bathroom.

#### OUTSIDE:

To the front of the property, there is parking for one car, plus additional parking on the road.

The rear garden has been beautifully landscaped to incorporate a neatly laid lawn, slightly raised flower beds, and a patio area, perfect for enjoying the evening sunshine.







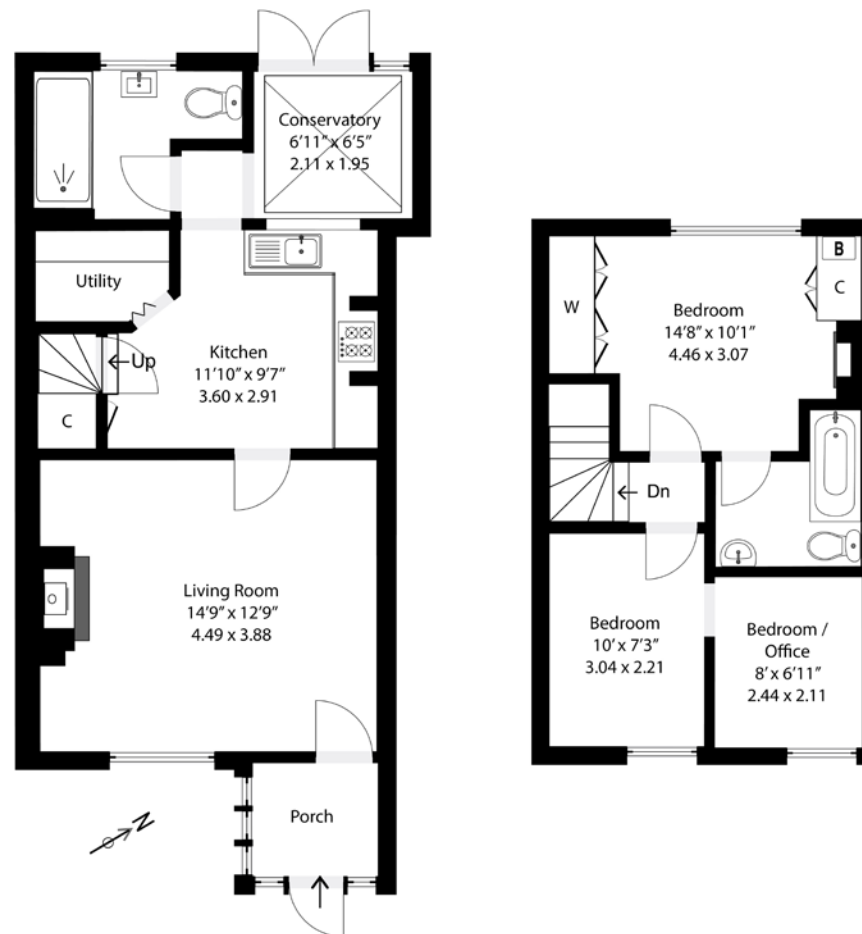












TOTAL FLOOR AREA: 835 sq. ft (77 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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

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