



FOUNDATION

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Sunsets, Cockerling Road, Canterbury, CT1 3UR

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

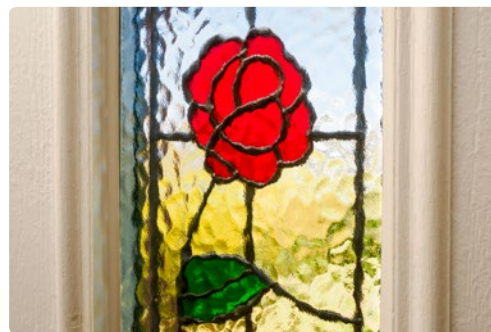
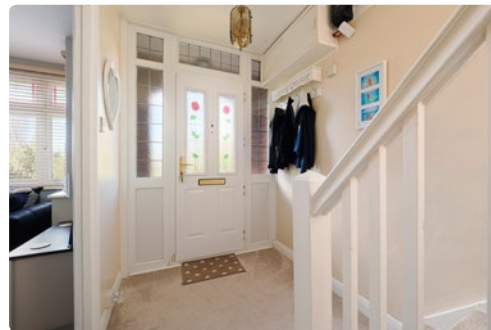




Freehold

## Sunsets, Cockerling Road, Canterbury, CT1 3UR

- Striking 1930's Built Semi Detached Residence
- Over 1600 Sq.ft Of Well Appointed Accommodation
- Three Bedrooms & Loft Room With Great Potential
- Open Plan Living Area & Conservatory
- Integrated Kitchen With Separate Utility Room
- Garage To The Side Of The Property
- Elevated Position With Beautiful Views
- 80 Ft Rear Garden & Attractive Front Garden



### SITUATION:

The property is situated on Cockerling Road on the edge of Chartham Village and just over a mile to the Cathedral City of Canterbury.

The ancient village of Chartham is situated on the River Great Stour and is surrounded by beautiful countryside and farmland including apple and pear orchards. It has a village hall, a doctor's surgery, a village store, a post office, pubs, a primary school and a railway station with easy access to Canterbury, Ashford and the high speed links to London and Europe and a regular bus service to Canterbury and Ashford.

Canterbury has a wide range of amenities, including excellent shopping and leisure facilities, a good selection of both State and private schools as well as three universities, two hospitals and two railway stations.

The thriving market town of Ashford also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes.

The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast. The Channel Tunnel terminal at Folkestone provides a regular shuttle service to the Continent, whilst the Port of Dover also provides regular ferry crossings to the Continent.





#### DESCRIPTION:

A striking 1930s three bedroomed semi-detached residence with envious views, off road parking and an 80ft rear garden.

Set in an elevated position with picturesque views stretching out to the iconic Canterbury Cathedral, this charming home offers a delightful blend of period character and modern living. Boasting over 1,600 sq.ft of thoughtfully configured accommodation, the property also includes a versatile loft room with the potential to be converted into a fourth bedroom.

The ground floor is predominantly open-plan, cleverly zoned to provide distinct areas for relaxing, dining, and cooking, while maintaining a sociable atmosphere that is perfect for family life and entertaining.

An attractive stained-glass front door opens into a bright and welcoming entrance hall, where natural light floods the space. To the right, a charming sitting room features an

attractive bay window, and an elegant fireplace set into the chimney breast, adding warmth and character.

Double doors lead through to the open-plan kitchen and dining area, which has been fitted with an extensive range of shaker-style units and integrated appliances, offering both style and practicality.

The kitchen is further complemented by a useful cloakroom and a separate utility room. French doors open into a conservatory, providing additional living space and a seamless connection to the garden.

Upstairs, the first-floor hosts three well-proportioned bedrooms and a tastefully appointed family bathroom. From the landing, a loft ladder provides access to a spacious loft room—ideal as a hobby area or home office, with potential for full conversion into a fourth bedroom, subject to necessary permissions.

#### OUTSIDE:

The front garden is attractively landscaped, with a central pathway leading to the front entrance. Either side of the path is predominantly lawn, interspersed with mature shrubs and vibrant planting, creating excellent kerb appeal.

To the rear, the expansive 80ft garden offers ample space for outdoor enjoyment, featuring a paved patio area directly accessible from the conservatory—ideal for alfresco dining—as well as an additional seating area at the far end of the garden.

To the side of the property is a garage, along with additional parking. Further on-street parking is also available along Cockering Road, providing convenient access for residents and visitors alike.

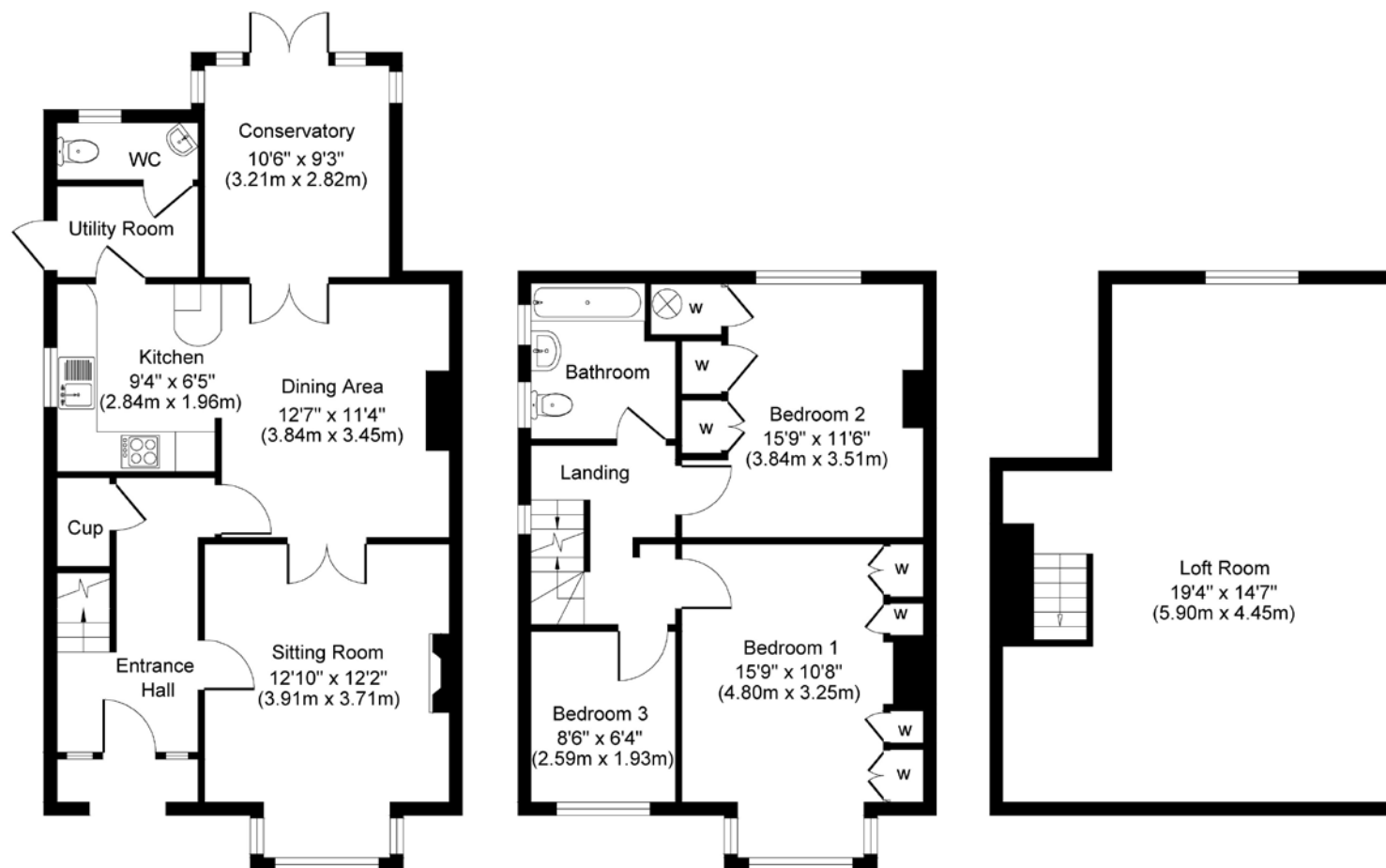












TOTAL FLOOR AREA: 1645 sq. ft (153 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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