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Garlinge Cottage, Garlinge Green, Canterbury CT4 5RT

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold



## Garlinge Cottage, Garlinge Green, Canterbury CT4 5RT

- Enchanting Detached Three Bedroomed Cottage
- Renovated To An Exceptionally High Standard
- Herringbone Oak Effect High Quality Flooring
- Wood Burning Stoves & Exposed Beams
- Newly Installed Double-Glazed Bespoke Windows & Doors
- Off Road Parking & Summer House
- Generous 0.15 Acres of Established Gardens
- Potential To Add Dressing Room & Ensuite To Main Bedroom

### SITUATION:

Garlinge Cottage is situated in a beautiful rural setting, in the hamlet of Garlinge Green, surrounded by the stunning rolling countryside of the Kent Downs Area of Outstanding Natural Beauty.

Nearby Petham is a small village and civil parish in the North Downs, approx. five miles south of Canterbury and just a short drive from the village of Bridge. The village is served by a pre-school playgroup, a primary school, a village hall and a beautiful 13th century Church of All Saints and has a good sense of community.

The nearby village of Bridge offers a Health Centre, dental surgery, mini market, post office, butchers, the local church of St. Peters, three pubs and a well-regarded primary school.

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 market town of Ashford is just twelve miles away, with its thriving High Street and out of town designer shopping outlets. The town also offers a wide range of recreational and educational amenities, with both state and private schools available.





An enchanting three bedroom detached character cottage, set within beautiful mature gardens, and situated in the picturesque hamlet of Garlinge Green just six miles from Canterbury. Garlinge Cottage dates back to the eighteenth century and has some wonderful period features, such as exposed beams, stripped floorboards, panelled walls and original latch-key doors. However, in the 1970's it was extended and has since undergone a comprehensive programme of renovation and restoration, with a painstakingly meticulous degree of craftsmanship and attention to detail. The result is a delightful mix of period charm and modern convenience.



The formal oak front door is perfectly positioned in the centre of the house, however there is another oak door to the right that conveniently brings you into the utility room which allows you to hang coats and wellies. This lobby/utility room has plenty of space for laundry appliances as well as a traditional style pulley maid airer. The stripped pine door opens into a beautiful

country style kitchen with bespoke cabinets made and fitted by Farley's kitchens. A Butler sink, double range gas stove and integrated appliances are nestled within the units and complemented by wood work tops and metro style ceramic tiles. A larder area has been cleverly incorporated at the end of the kitchen beneath the staircase. The kitchen flows into the dining room which has been beautifully decorated using a calm palette of colour that is a great contrast with the exposed beams and anthracite radiators. There is a brick fireplace which encompasses a wood burning stove. The delightful views out to garden are enjoyed from the dining area through the double-glazed wooden windows, which have all recently been replaced by a local joiner. Adjacent to the dining room is a charming sitting room with French doors to the courtyard. A modern wood burning stove is nestled within an exposed brick chimney breast.

On the first floor one will find three characterful generously proportioned bedrooms and a well-appointed family

bathroom with separate WC. The bathroom is decorated with stylish tiles and comprises of an elegant white suite with walk-in shower. The main bedroom is particularly large with wide stripped original floorboards. Planning was permitted in 2018 to create an additional room from the space within the eaves, this has now lapsed but renewing could be explored.

#### OUTSIDE:

The grounds wrap around Garlinge cottage and cover a 0.15-acre plot of mature gardens, established fruit trees and shrubs. Every inch of this private and peaceful garden has been perfectly manicured and like the interior of this property a complete credit to the current owners. The summer house has electricity, lighting and offers additional accommodation which is currently used as a home office. In the farthest corner of the garden a raised seating area has been created making the most of the evening sunshine and views over the rolling countryside.









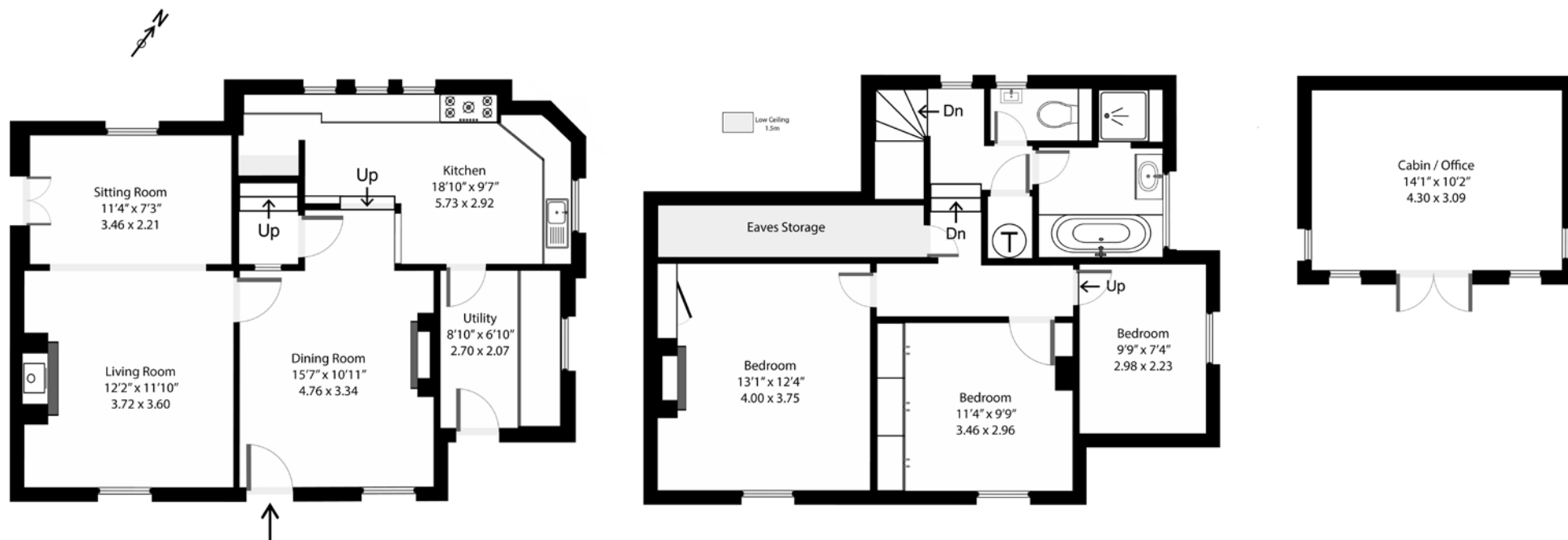












TOTAL FLOOR AREA: 1363 sq. ft (126 sq. m)  
HOUSE: 1220 sq. ft (113 sq. m)  
SUMMER HOUSE: 143 sq. ft (13 sq. m)



EPC RATING  
F



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Mains drainage, Oil and LPG Fuel

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