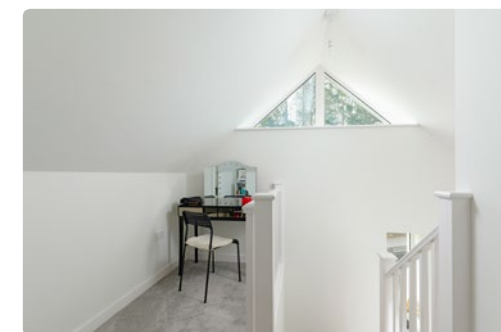
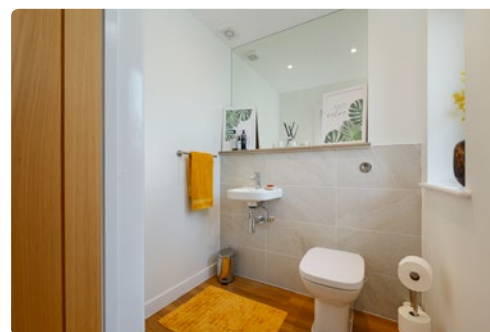
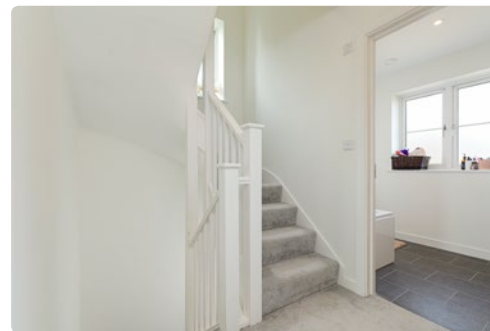




To Let



Falstaff House, Goose Farm, Shalloak Road, Canterbury, CT2 0QE

- Striking Semi Detached Residence
- Over 1200 Sq.Ft Of Elegant Accommodation
- Fully Integrated Kitchen Diner With Bi-fold Doors
- Three Bedrooms, Two Bathrooms & Loft Room
- Exceptionally Energy Efficient
- Generous Rear Garden With Aluminium Pergola
- Driveway For Multiple Vehicles
- Desirable Location Just Outside Of Canterbury

SITUATION:

Goose Farm is situated just two miles from the cathedral city of Canterbury, with open fields and woodland nearby, making this an ideal location for country walks and riding.

The vibrant 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.

A popular tourist destination, historical Canterbury is consistently one of the most-visited cities in the United Kingdom, with the city's economy heavily reliant upon tourism. The city is home to many ancient structures including a city wall founded in Roman times and rebuilt in the 14th century, the ruins of St

Augustine's Abbey and a Norman castle, and the oldest extant school in the world, the King's School.

The city is served by 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, making this an ideal destination for commuters. There are also excellent road links to London and the coast via the nearby A2/M2 which can be accessed from Wincheap, whilst the Channel Tunnel (15 miles) offers a regular service to the continent.



DESCRIPTION:

This beautifully presented semi-detached house is situated in the exclusive Goose Farm development built by the highly regarded Woodchurch Properties Ltd and situated near the bustling cathedral city of Canterbury.

The property was built to exacting standards, incorporating the latest technology, the finest materials and the very highest standards of energy efficiency. Features include: designer kitchens from Roma, with integrated NEFF appliances, granite work surfaces, high specification bathrooms, underfloor heating to the ground floor, engineered oak wooden flooring and fitted carpets and hard wired fibre optic broadband connections throughout.

Falstaff House is an attractive and traditionally styled semi-detached house, with a stylish and contemporary interior.



The accommodation is comprised of: an entrance hall with storage cupboard and cloakroom featuring a two piece suite of WC and wash hand basin.

The beautifully presented living room is set alone and is the perfect place to relax. There is a wonderful open plan kitchen/dining room which to one end has a superb range of white contemporary styled units with smart granite work tops and integral appliances which include gas hob and electric oven, fridge freezer, dishwasher and washing machine. The dining area has dual aspect bifold doors which open to the exterior and give the room a stunning open plan feeling and aspect to the gardens.

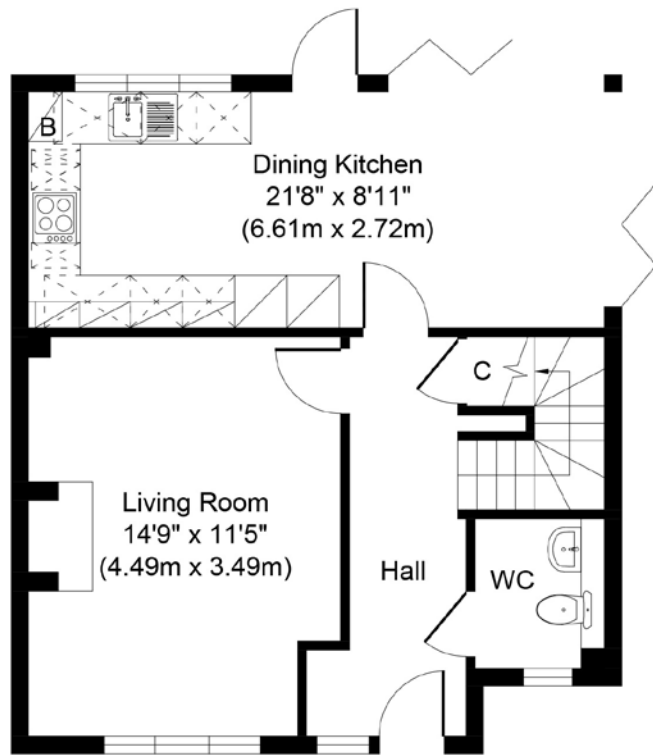
To the first floor there are three bedrooms with the principal bedroom having a three-piece en-suite shower room. There is also a family bathroom with a panelled bath, WC and wash hand basin.

To the top floor there is also a useful loft room, the extra-large landing could also be utilised as with a desk or dressing table and would be great for those needing a quiet space to work from home.

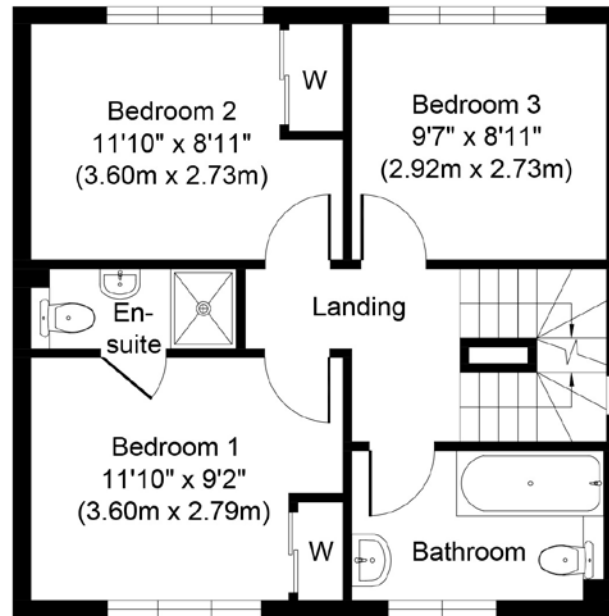
OUTSIDE:

To the exterior at the front the property is set back from the road behind a landscaped garden and driveway with off street parking for 3-4 cars. To the rear of the property there is a spacious garden which is great for entertaining and also extends to the side, there are two separate patio areas one with a fabulous aluminium pergola.

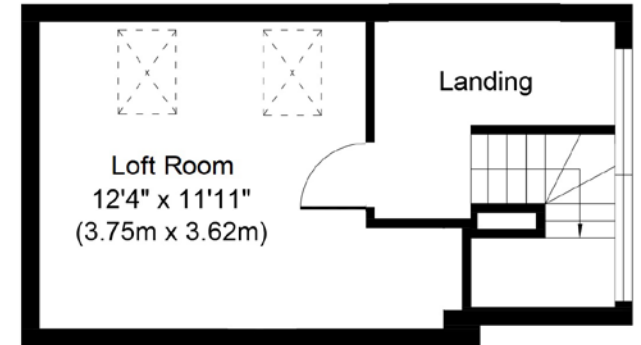




Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA: 1228 sq. ft (114 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected
Unfurnished

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

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

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