



Freehold



## 5, High Street, Fordwich, Canterbury, CT2 0DH

- Charming Mid Terrace Cottage
- Two Bedrooms & Loft Room
- Granite Topped Wooden Kitchen
- Courtyard Garden With Ample Storage
- Desirable Location In Fordwich
- Close To The Cathedral City Of Canterbury
- Excellent High Speed Links To London

### SITUATION:

Fordwich is steeped in charm, with its collection of fine period buildings, riverside setting, and welcoming community atmosphere. Home to two well-regarded pubs—one of which holds a Michelin star—it proudly carries the distinction of being the smallest town in England, offering a truly unique and picturesque place to live.

Just 2.5 miles to the north-west, the cathedral city of Canterbury provides an extensive range of amenities and a vibrant lifestyle. The city centre offers a superb mix of high street brands, independent boutiques, cafés, and a wide selection of restaurants catering to all tastes. Cultural attractions are a major highlight, with historic landmarks, theatres, galleries, and a lively calendar of events creating a dynamic and cosmopolitan feel. There are also excellent leisure facilities, including gyms, sports clubs, and green spaces, as well as riverside walks and nearby countryside to explore.

The surrounding area offers a variety of recreational pursuits, from coastal activities and sailing to golf at renowned nearby courses and waterside relaxation at Westbere Lakes. Closer to home, the neighbouring village of Sturry provides convenient day-to-day amenities including a local shop, post office, medical facilities, and popular pubs and eateries.

Transport links are strong, with Sturry station offering easy access to Canterbury West and its high-speed rail services to London St Pancras in under an hour. The A2 is also within easy reach, providing road connections towards Faversham and Dover.

Overall, the location combines the tranquillity of a historic riverside setting with excellent access to the diverse amenities and lifestyle on offer in nearby Canterbury.



#### DESCRIPTION:

A charming mid-terrace Victorian cottage dating back to the mid-1800s, this delightful home has been significantly improved in recent years by the current owners, successfully blending period character with modern comforts.

The property offers well-arranged accommodation comprising two bedrooms, along with a versatile loft room ideally suited as a dressing room, home office, or study.

To the ground floor, a cosy sitting room sits to the front, creating a warm and inviting living space, while to the rear, a well-appointed kitchen/breakfast room provides a practical yet characterful hub of the home.



Occupying a desirable position within the sought-after town of Fordwich—renowned as the smallest town in the UK—the property enjoys a peaceful setting while benefiting from excellent access to the historic cathedral city of Canterbury, with its extensive amenities, shops, and transport links.

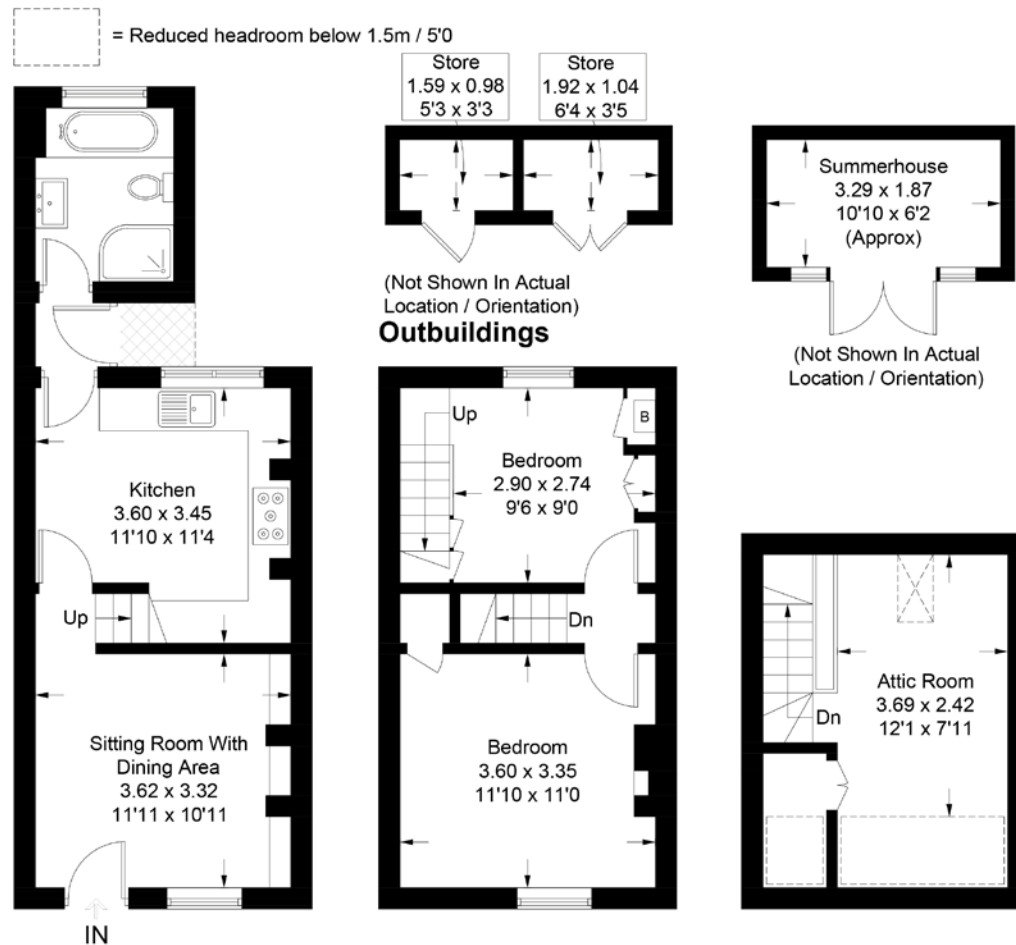
Externally, the cottage presents an attractive façade, featuring exposed brickwork complemented by white uPVC cottage-style windows. A charming wooden front door, set beneath an arched detail, adds to the home's traditional appeal.

A sympathetic extension, added in the 1970s and since enhanced, provides a spacious ground floor bathroom fitted with a separate shower, bathtub, WC, and wash basin, offering both practicality and comfort.

The kitchen is fitted with wooden cabinetry topped with granite work surfaces and incorporates a range of appliances. A stainless steel sink with mixer tap is positioned beneath the window, allowing for pleasant views and natural light.

Upstairs, the first-floor hosts two bedrooms, the front bedroom has an original fireplace and fitted wardrobe cupboard, with the rear bedroom benefiting from ample storage and a separate staircase leading to the loft room above. This additional space has been thoughtfully fitted with bespoke shelving and storage, maximising its usability.

Outside, the low-maintenance courtyard garden provides a private outdoor retreat, leading to a useful storage shed and an additional outbuilding, offering further practical space.



TOTAL FLOOR AREA: 892 sq. ft (83 sq. m)  
HOUSE: 789 sq. ft (73 sq. m)  
OUTBUILDINGS: 103 sq. ft (10 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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.

