2 Fitzwalters Meadow
Goodnestone, Canterbury, CT3 1FB
£349,000

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2 Fitzwalters Meadow

Goodnestone, Canterbury

A deceptively spacious and immaculately presented modern terraced house, set within the idyllic rural village of Goodnestone, being sold with no onward chain.

Situation

This property lies in the centre of what is a highly sought after and pretty village. Goodnestone is approximately at equal distance between Canterbury, Dover, Deal and Sandwich and with the larger village of Wingham just a few miles to the north with most local amenities. There is a primary school and pub/restaurant within walking distance and the village is surrounded by farmland and countryside offering extensive walking and cycling. Goodnestone House is open to the public and is renowned for its Jane Austen Sepentine Walk. The nearby village of Wingham has a comprehensive selection of local facilities and easy access to the Cathedral City of Canterbury, with its impressive range of schools, colleges and universities, the A2 to Dover and M2 to London. Canterbury West station offers high speed connections to London St. Pancras with a journey time of approx. 55 mins. There are also mainline railway stations in nearby villages of Adisham and Aylesham with regular services to London Victoria.

The Property

Originally constructed in 2009, Fitzwalters Meadow comprises a characterful and highly aesthetic development much in keeping with the architectural features within this idyllic rural village. No:2 is an attractive terraced home, deceptively spacious and offering immaculately presented accommodation with no onward chain. The wide entrance hall has a cloak cupboard as well as a cloakroom/WC, whilst to the front is a good-sized kitchen/breakfast room fitted with a range of white farmhouse style units and integrated appliances. The sitting/dining room is a dual aspect L-shaped space where the natural light floods in through the large picture window and French doors and the feature corner fireplace with wood burning stove creates a charming focal point. On the first floor are three double bedrooms, all having built in wardrobes, serviced by a modern family bathroom and a matching ensuite shower room to the principal bedroom. We are advised by the owner that there is a good-sized loft with ample head space, which they believe could offer potential for further renovation.

Outside

The property enjoys a south-westerly facing enclosed rear garden, landscaped to include a raised decked sun trap seating area, log store and artificial lawn. The screened oil tank occupies one corner whilst a paved pathway leads to a timber gate and the resident's car park beyond, to which two spaces are allocated to the property.

Services

Mains electric, water and drainage are understood to be connected to the property. Oil heating and hot water.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

Freehold
Maintenance Charge of £200 per annum paid every November to Fitzwalter Management Company.

Current Council Tax Band: D

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

To view this property call Colebrook Sturrock on 01304 612197

Ground floor
479 sq.ft. (44.5 sq.m.) approx.

First floor
482 sq.ft. (44.8 sq.m.) approx.

TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen/Breakfast Room
16' 6" x 8' 6" (5.03m x 2.59m)

Cloakroom
5' 11" x 2' 11" (1.80m x 0.89m)

Sitting/Dining Room
L-shaped 18' 4" x 16' 0" (5.58m x 4.87m)

First Floor

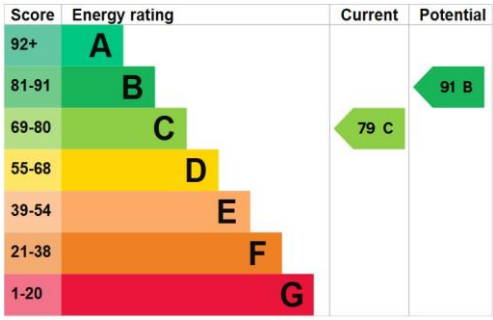
Bedroom One
9' 5" x 8' 11" (2.87m x 2.72m) extending to 12' 11" (3.93m)

Ensuite
6' 3" x 4' 5" (1.90m x 1.35m) plus shower recess

Bedroom Two
14' 2" max x 8' 7" (4.31m x 2.61m)

Bedroom Three
11' 0" x 7' 1" (3.35m x 2.16m) extending to 9' 2" (2.79m)

Bathroom
7' 2" x 6' 0" (2.18m x 1.83m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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