



Freehold



## The Willows, Ratling Road, Canterbury CT3 3HL

- Spacious Detached Cottage
- Two Double Bedrooms
- Master Bedroom With Juliet Balcony
- Open Plan Living Area
- Off Road parking For Two Cars
- Courtyard & Shared Lawn
- Rural Village Location
- Easy Access To The Cathedral City Of Canterbury

### SITUATION:

Positioned within reach of both London and the coast, The Willows combines rural tranquility with easy access to Kent's most celebrated destinations. Nestled between the quaint villages of Adisham and Aylesham, and just a short drive from the lively village of Wingham, this charming cottage is a mere 20 minutes from the historic city of Canterbury.

Adisham is situated just six miles to the southeast of the Cathedral City of Canterbury and is set amidst beautiful Kentish farmlands. The village has a strong sense of community with several regular clubs and activities, an excellent primary school rated outstanding by Ofsted, a village hall and a beautiful church dating back to the twelfth century. It also benefits from a mainline railway station with a regular and direct service to London.

The nearby village of Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving

high street offering a good range of shops and amenities, three public houses and the village primary school. It is surrounded by beautiful countryside and farmland. The vibrant cathedral city of Canterbury which 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.

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.



#### DESCRIPTION:

This enchanting and spacious detached cottage promises a relaxing escape in the heart of Kent's serene countryside.

Thoughtfully designed with two beautifully appointed bedrooms. The first-floor king-size bedroom, complete with a cozy seating area and Juliet balcony, overlooks rolling countryside, creating a peaceful retreat for morning coffee or a quiet moment with a good book.



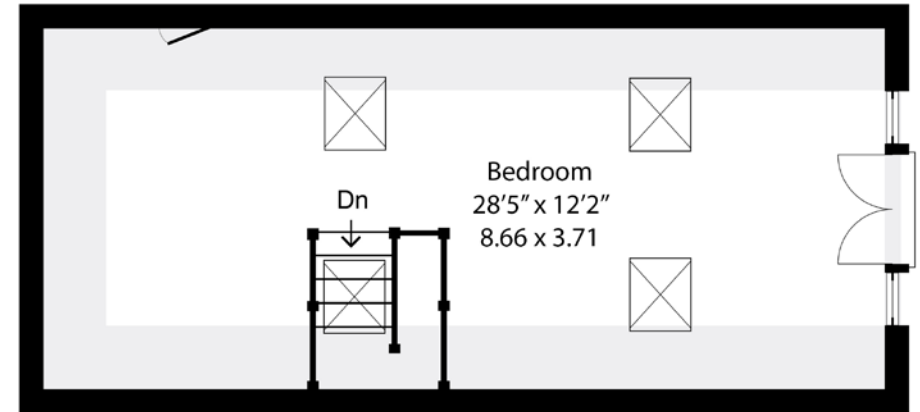
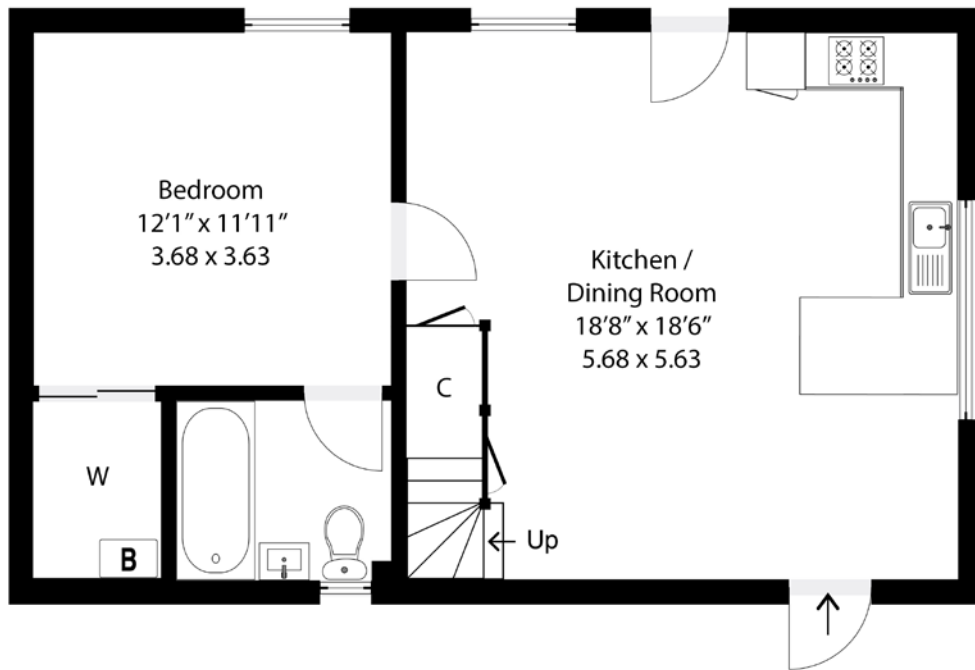
The ground floor double bedroom includes an en-suite bathroom with a bath, shower over, basin, and WC, providing added convenience and privacy.

The ground floor's open-plan layout seamlessly merges the living, dining, and kitchen areas, making it an ideal space for gathering with loved ones.

The well-equipped kitchen boasts modern appliances, including a gas hob, electric oven, microwave, fridge/freezer, wine fridge, dishwasher, and washing machine—ensuring you have everything you need at your fingertips for effortless living.

Step outside to your private enclosed courtyard, thoughtfully furnished for al fresco dining. The property also offers a manicured shared croquet lawn, inviting guests to enjoy friendly matches, while a children's play area with outdoor furniture and BBQ facilities provides the perfect setting for family fun.

Off-road parking for two cars, secure bike storage, and direct access to scenic footpaths are added bonuses for those seeking an active or leisurely holiday.



Low Ceiling  
< 1.5m

Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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TOTAL FLOOR AREA: 922 sq. ft (86 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
To Let

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