



**Connells**

The Paddock  
Old Wives Lees CANTERBURY



## Property Description

Nestled in the charming village of Old Wives Lees, just a short drive from the historic city of Canterbury, this delightful two-bedroom semi-detached home offers a wonderful blend of countryside tranquillity and everyday convenience.

The property welcomes you with a bright and inviting entrance hall leading into a spacious lounge, perfect for relaxing or entertaining guests. To the rear, a well-proportioned kitchen that overlooks the garden. Large windows allow for plenty of natural light throughout, enhancing the home's warm and airy feel.

Upstairs, you will find two generous double bedrooms, both thoughtfully laid out to maximise space and comfort, along with a modern family bathroom fitted with contemporary fixtures and fittings.

Externally, the property benefits from two off-road parking to the rear, ensuring convenience and ease for homeowners and visitors alike. The rear garden is mainly laid to lawn with a patio area, offering a private and peaceful outdoor retreat with ample space for children, pets, or summer entertaining.

Importantly, the property offers excellent potential to extend (subject to the necessary planning permissions which were accpeted by the council back in 2021), making it an ideal opportunity for buyers looking to add further living space and long-term value.

Located in a sought-after semi-rural setting with easy access to local amenities, reputable schools, and transport links.

### Lounge

16' 8" x 11' 10" ( 5.08m x 3.61m )

### Kitchen

15' 1" x 7' 2" ( 4.60m x 2.18m )

### Bedroom One

15' 1" x 11' 1" ( 4.60m x 3.38m )

### Bedroom Two

13' 4" x 8' 9" ( 4.06m x 2.67m )

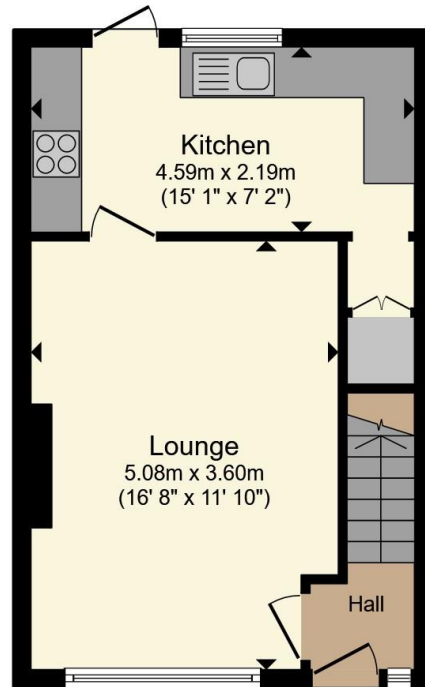
### Bathroom

6' 3" x 5' 6" ( 1.91m x 1.68m )

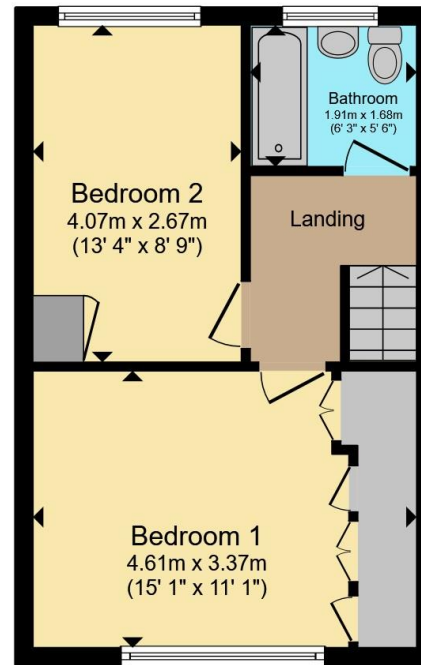








**Ground Floor**



**First Floor**

Total floor area 66.9 m<sup>2</sup> (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: A Council Tax Band: B

Tenure: Freehold

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