



Connells

Damian Cottage Tyler Hill Road
Tyler Hill Canterbury

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for sale
guide price £600,000 to £650,000



Property Description

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Occupying a generous plot, this exceptional four bedroom detached bungalow offers spacious and versatile living, complemented by extensive gardens, adjoining land, useful outbuildings, detached garage and ample off road parking.

Beautifully positioned to enjoy a peaceful rural outlook, the property provides well-proportioned accommodation throughout.

The welcoming entrance hall leads to a spacious living room with an attractive log-burner, ideal for relaxing, while the well-appointed kitchen offers plenty of workspace, seating and access to the dining room. Four generous bedrooms, provide flexible accommodation for families, guests or those working from home, with the remaining rooms offering comfortable everyday living.

Externally, the property is a standout feature. The mature gardens and adjoining land create a wonderful sense of space and offer endless possibilities for keen gardeners or buyers simply looking to enjoy the countryside. With some outbuildings providing storage, workshop, or business potential (subject to any necessary consents), and detached garage with extensive driveway.

The property enjoys a lovely location, combining a peaceful rural lifestyle with convenient access to local amenities, schools, and transport links to surrounding towns. Properties of this size, with land within such a desirable village setting are rarely available.

Entrance Hall

Shower Room

5' 10" x 4' 5" (1.78m x 1.35m)

Lounge

13' 5" x 11' 11" (4.09m x 3.63m)

Living/Dining Room

19' x 16' 2" (5.79m x 4.93m)

Kitchen

16' 11" x 12' 4" (5.16m x 3.76m)

Utility

12' 2" x 9' 1" (3.71m x 2.77m)

Bathroom

Bedroom One

13' 1" x 7' 11" (3.99m x 2.41m)

En-Suite

Bedroom Two

15' 10" x 11' 7" (4.83m x 3.53m)

Large walk-in wardrobe.

Bedroom Three

13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom Four

11' 11" x 9' (3.63m x 2.74m)

Garage

16' 11" x 16' 2" (5.16m x 4.93m)









Floor Plan

Garage

Total floor area 172.6 m² (1,858 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

Connells

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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