

CHRISTOPHER HODGSON



**Fordwich, Canterbury**

**£399,950** Freehold



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# Fordwich, Canterbury

## *Oak Cottage 8 King Street, Fordwich, Canterbury, Kent, CT2 0DA*

A charming Grade II listed cottage enjoying a central location within this favoured village which lies approximately 3.5 miles to the North East of Canterbury City centre. The area is well served by two highly favoured pubs, and local amenities including a general store, restaurant and mainline railway which is 0.5 miles distant.

The beautifully presented and spacious accommodation, which retains a wealth of period detail is arranged on the ground floor to provide a generous sitting/dining area, and a smartly fitted kitchen and storage room. To the first floor there are three bedrooms and a bathroom.

An attractive South facing garden extends to 97ft (30m). No Onward Chain.



### LOCATION

Fordwich is situated approximately 3.5 miles to the North East of Canterbury and is accessible to the City via the A28. Fordwich has two pubs and nearby Sturry has a general store, restaurant, chemist, train station and regular bus service. The Cathedral City of Canterbury boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many independent shops. The City also combines a wealth of cultural and leisure amenities including theatres, bars and restaurants, as well as benefiting from excellent public schools, state schools and higher education establishments. The City also enjoys excellent links to the A2 and connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Sitting/Dining Room 22'4" x 15'8" (6.81m x 4.78m)
- Kitchen 11'3" x 10'9" (3.45m x 3.30m)
- Storage

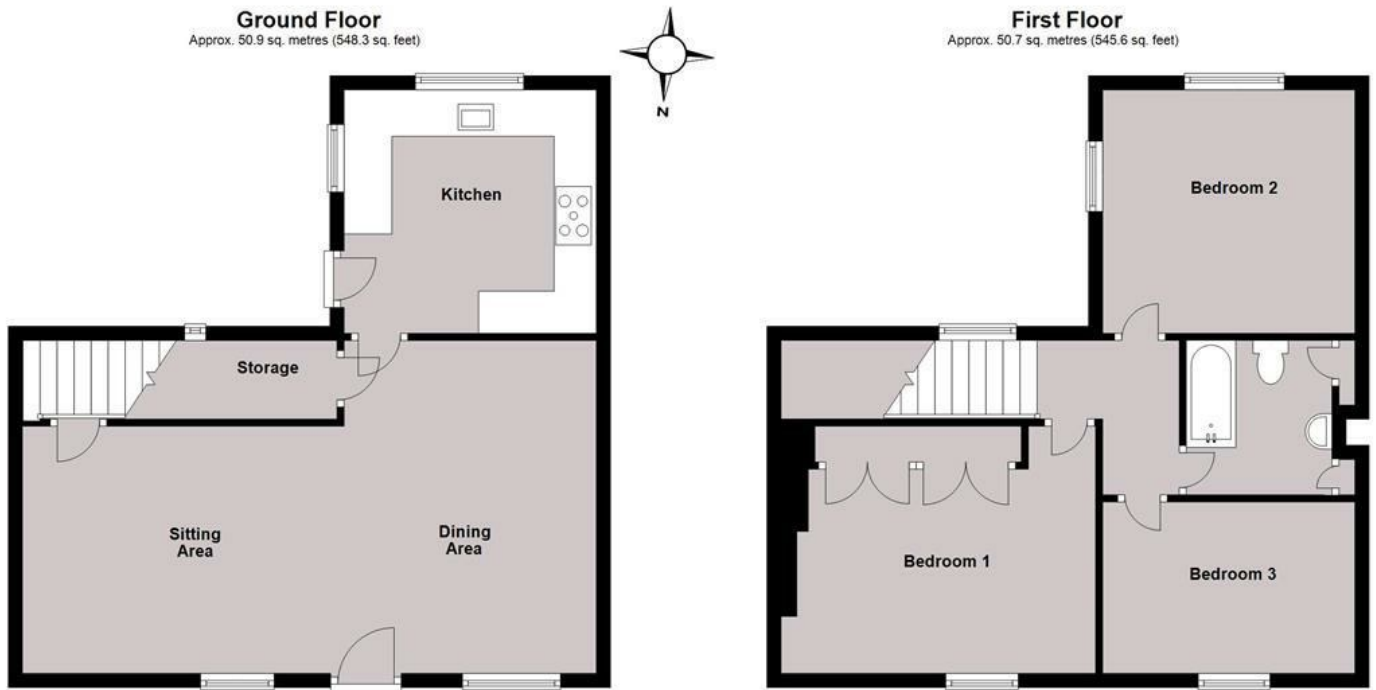
#### FIRST FLOOR

- Bedroom 1 13'5" x 13'3" (4.11m x 4.06m)
- Bedroom 2 11'3" x 10'11" (3.43m x 3.33m)
- Bedroom 3 12'7" x 7'10" (3.86m x 2.41m)
- Bathroom 8'7" x 6'11" (2.62m x 2.11m)

#### OUTSIDE

- Garden 84'6" x 26'0" (25.76m x 7.92m)





**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 IS £2,815.08.**

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