



## Hackington Cottage St Stephens Hill, Canterbury, Kent, CT2 7AT

£2,850 PCM

- STUDENT HOUSE
- 5 BEDROOMS
- 1 RECEPTION ROOM
- OFF ROAD PARKING
- COMPULSORY BILLS PACKAGE
- CLOSE TO UNIVERSITY OF KENT
- DOUBLE BEDS
- 2 BATHROOMS
- FURNISHED PROPERTY
- Charming courtyard for relaxation

# Hackington Cottage St Stephens Hill, Canterbury CT2

7AT

Nestled in the charming area of Hackington, Canterbury, this delightful character house offers a perfect blend of privacy and convenience. With five spacious bedrooms, this property is ideal for families or those seeking ample living space. The well-maintained interior features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The two bathrooms provide essential comfort for busy households, ensuring that morning routines run smoothly. The property is situated just a short 20-minute walk from the vibrant lifestyle that Canterbury has to offer, including a variety of local amenities, pubs, clubs, gyms, and entertainment options. This proximity to the university makes it an excellent choice for students or staff looking for a comfortable and accessible home.

Hackington itself is known for its peaceful atmosphere, allowing residents to enjoy a tranquil lifestyle while still being close to the bustling city centre. The character of the property adds to its charm, making it a unique place to call home. Whether you are looking to invest in a family residence or a rental property, this house presents a wonderful opportunity in a sought-after location. Don't miss the chance to make this lovely home your own.



Council Tax Band: D



### Kitchen

11'3" x 12'6"

The kitchen features an efficient layout with timber-effect cabinetry and a contrasting dark work surface. Integrated appliances include a built-in oven with a hob above, set into a tiled splashback with a checkered pattern in neutral tones. A white fridge/freezer stands neatly in a recess beside a small built-in storage niche, while a large window and door overlook the garden, filling the space with natural light. The flooring is a warm wood-effect vinyl that complements the cabinetry.

### Lounge

10'5" x 20'1"

A cosy, carpeted lounge and dining area offers a comfortable space for relaxation and entertaining. The dining section features a solid wood table with matching chairs positioned near two windows dressed with neutral curtains. The adjoining lounge area is furnished with a mix of leather and fabric sofas arranged around a wooden coffee table. Neutral walls and a large window contribute to a bright and inviting atmosphere, while built-in shelving provides practical storage. Doors lead from the lounge to the hallway and the kitchen, facilitating easy circulation.

### Bedroom 1

10'5" x 8'9"

This bedroom is furnished with a double bed and includes a wooden desk and chair, providing a study area by the window. Additional storage is available via a chest of drawers and a wardrobe. Neutral carpeting and light walls create a calm, restful environment, enhanced by natural light from the window dressed with curtains.

### Bedroom 2

11'10" x 12'0"

A well-proportioned bedroom with a double bed, wooden wardrobe and chest of drawers, plus a desk and chair positioned by the window. The carpeted floor and neutral walls provide a tranquil setting, complemented by soft natural light entering through the curtained window.

### Bedroom 3

8'4" x 11'2"

This compact bedroom includes a double bed, a wardrobe, chest of drawers and a desk with a chair, positioned close to the window. The room is carpeted in a neutral tone with plain walls, creating a simple and peaceful space.

### Bedroom 4

11'2" x 11'3"

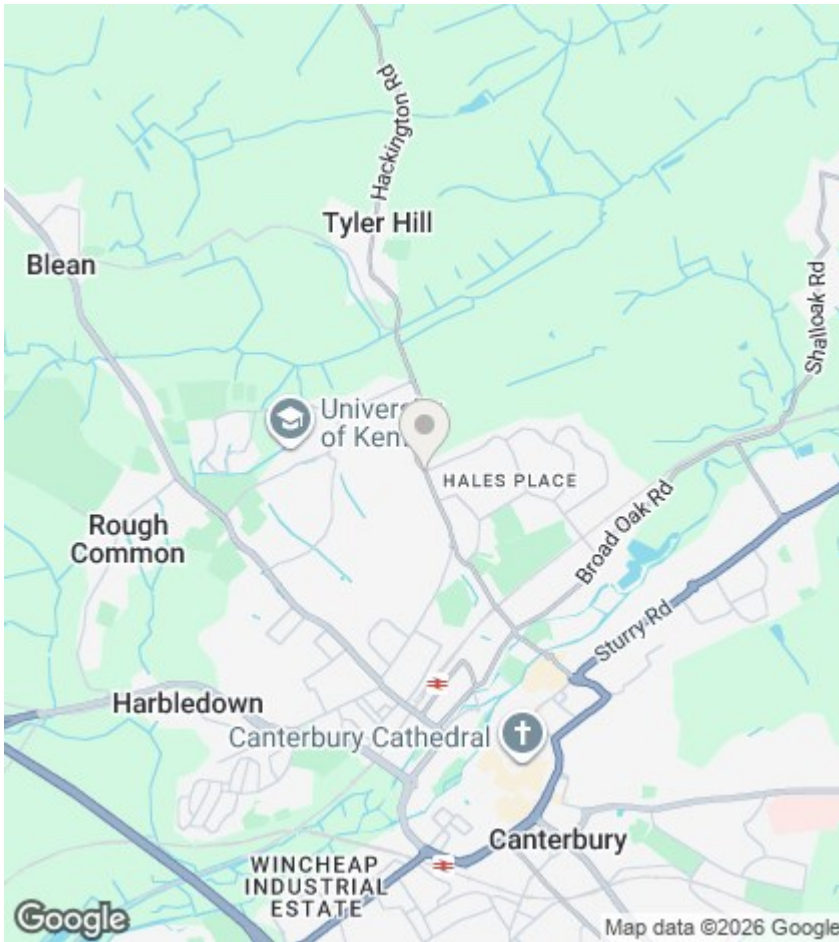
A bright bedroom with a double bed, wooden wardrobe, chest of drawers and a desk with chair by the window. Neutral carpeting and pale walls provide a fresh backdrop, complemented by natural light streaming through the curtained window.

### Shower Room

The bathroom is fitted with a shower enclosure featuring a glass door and modern chrome fittings, complemented by wall panels with a grey marble effect. A compact basin with a vanity unit sits beside the shower, while a heated towel rail adds functionality. The room is finished with clean white tiles and a window providing natural light and ventilation.

### WC

The separate WC is compact and modern with a white close-coupled toilet and a small hand basin. It features a grey splashback above the cistern and has neutral walls and flooring for a clean, fresh look.



## Directions

## Viewings

Viewings by arrangement only. Call 01227 788088 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>84</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>61</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

