



Connells

River Cottage The Friars
Canterbury

River Cottage The Friars Canterbury CT1 2AS

for sale
£550,000



Property Description

Tucked away in a peaceful waterside setting, River Cottage is a beautifully presented two-bedroom home, offering a perfect blend of charm, natural light and modern living.

The property has been thoughtfully updated, featuring a contemporary kitchen with sleek finishes and excellent storage, creating a stylish yet practical space at the heart of the home. The living room is a standout, centred around a bay window with stunning views over the river — flooding the space with natural light and creating a calm, inviting atmosphere throughout the day.

Upstairs, two well-proportioned bedrooms are complemented by a modern family bathroom, finished to a high standard and ready for immediate use. Both provide ample space for furniture and living.

Externally, the property continues to impress with a private courtyard garden, enjoying plenty of sunshine and offering a peaceful spot to relax, entertain or unwind by the water.

The location is equally appealing, with Solly's Orchard close by, and within easy reach of the train station, a selection of well-regarded pubs, and the ever-popular Marlowe Theatre — perfect for enjoying an evening show and being home in minutes for the interval.

Further benefits include an allocated parking space, adding everyday convenience to this

lifestyle-led home.

A fantastic opportunity for first-time buyers, downsizers or those seeking a unique home in a sought-after riverside setting.

Kitchen

7' 3" x 7' 1" (2.21m x 2.16m)

Living Room/Diner

22' 3" x 12' 9" (6.78m x 3.89m)

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Bedroom Two

11' 7" x 6' 9" (3.53m x 2.06m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 58.0 m² (624 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
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407140



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