

Charles Bainbridge



1 The Green, Keepers Hill,  
Patrixbourne, Canterbury, Kent, CT4 5BS

Offers in Excess of  
£425,000











A charming Grade II listed end-terrace cottage situated in the heart of the semi-rural village of Patrixbourne. The property offers an abundance of character blended with an impressive modern specification and enjoys a wealth of period features, creating a warm and atmospheric living space. On the ground floor is a spacious sitting room boasting an impressive fireplace fitted with a wood-burning stove, adjoining this is a versatile study offering additional living space or an occasional bedroom. To the rear, the attractive kitchen/dining room is well-appointed with an array of wall, drawer and floor units, with windows and door overlooking the rear courtyard. A well-equipped family bathroom completes the ground floor layout. On the first floor the generous master bedroom provides a peaceful retreat, accompanied by a second bedroom and separate beautifully presented shower room. The property also benefits from gas fired central heating.

Externally, the rear courtyard provides a delightful, private space with brick-paved surface, enclosed by flint and brick walls, with a pedestrian gate giving access to the lane. The adjacent cottages have pedestrian access from the gate across the courtyard to their own gardens. The rear courtyard measures approx. 26ft (7.92m) x 17ft (5.18m) (average width).

To the front, a further paved courtyard provides additional outdoor space, with pedestrian access to the lane over which the adjacent properties have a right of way from the lane to their own frontages. The front courtyard measures approx. 23ft (7.01m) x 27ft (8.22m). Beyond the front courtyard is a further enclosed garden area measuring approx. 31ft (9.44m) x 29ft (8.83m) which is laid to grass with well-stocked borders and a timber shed. From the road vehicular access is gained onto a parking area situated beyond the garden.

The property is located in the pretty semi-rural village and hamlet of Patrixbourne to the south of Canterbury surrounded by farmland and countryside offering extensive walking, riding and cycling. The Nailbourne, an intermittently flowing chalk stream, runs through the village and there is a large park very close by. The adjacent village of Bekesbourne has a mainline railway station with regular services to London and enjoys the rural shopping facility of Chalkpit Farm having various retailers and veterinary surgery. The nearby village of Bridge provides comprehensive local facilities whilst the Cathedral City of Canterbury is easily accessible and offers a range of shopping and leisure facilities plus an impressive range of schools, colleges and universities. Canterbury west station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

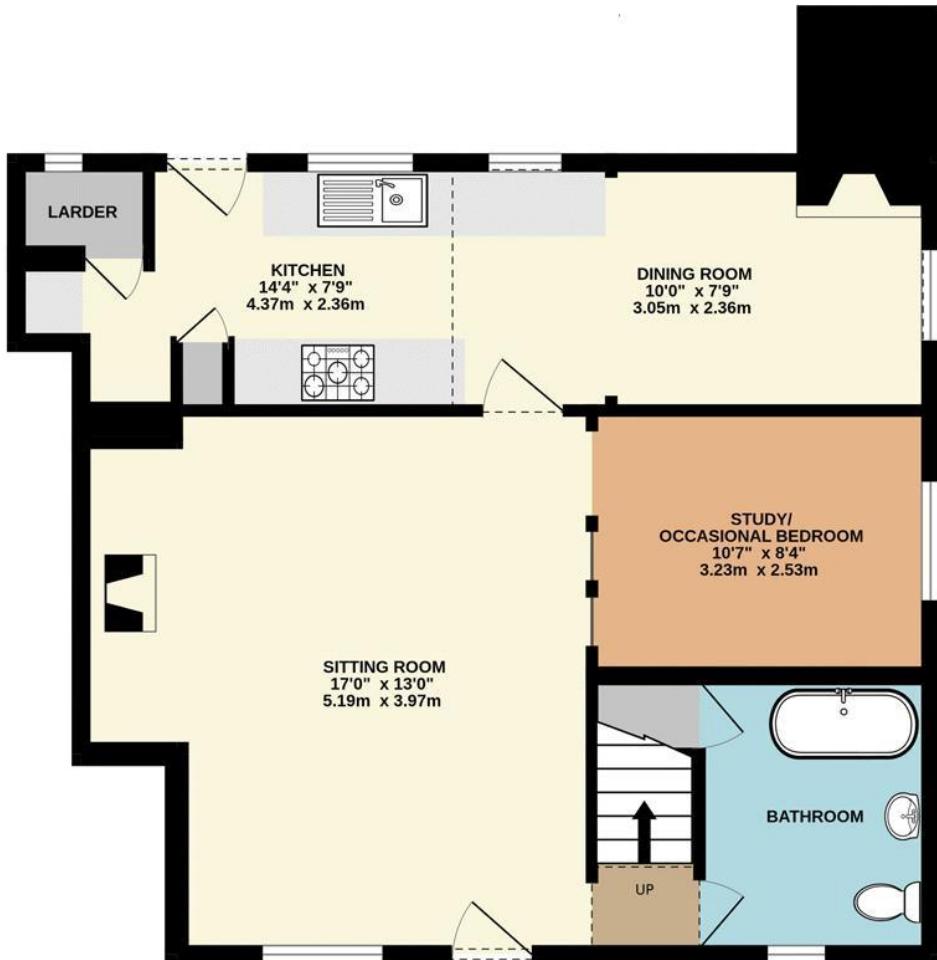
**Services:** All mains services are understood to be connected to the property.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

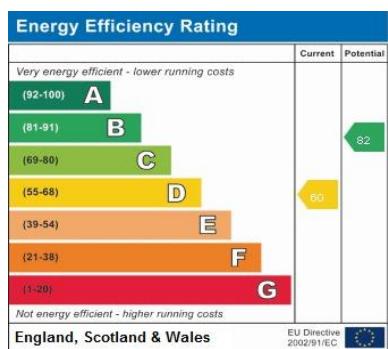
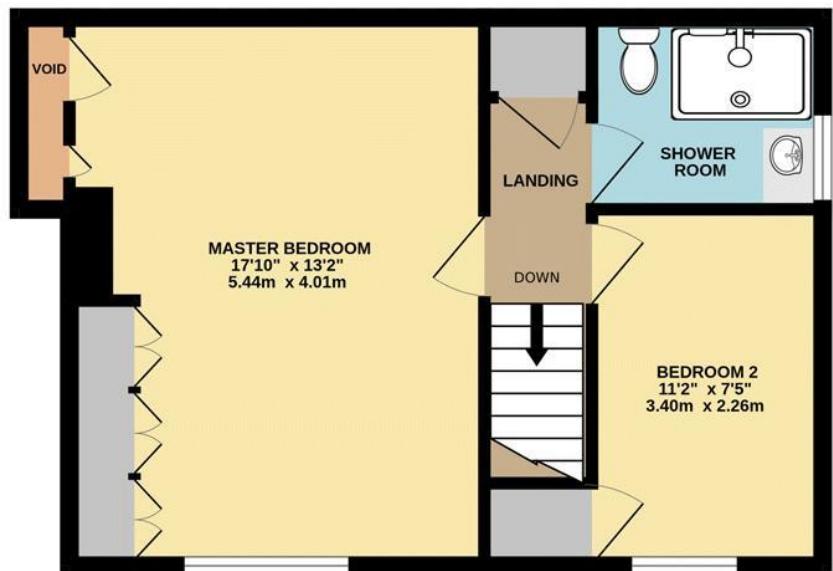
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1 The Bakery, 47 Broad Street  
Canterbury, Kent CT1 2LS  
01227 780227  
sales@charlesbainbridge.com

legal representatives before entering a contract to purchase.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer or contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.



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