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Rose Cottage, Westmarsh, Canterbury, CT3 2LP

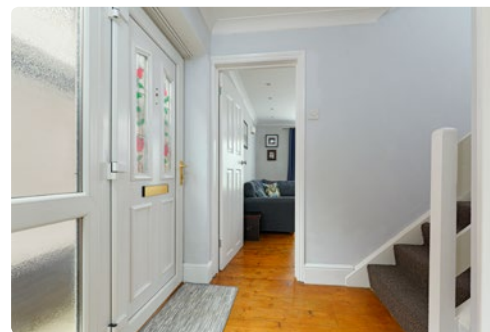
3 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Freehold



Rose Cottage, Westmarsh, Canterbury, CT3 2LP

- Creatively Renovated Semi Detached Cottage
- Three Bedrooms, Study & Two Bathrooms
- Sitting Room With Wood Buring Stove
- Kitchen Breakfast Room With Stone Worktops
- Remarkable Views Over Rolling Countryside
- Attractive Courtyard Garden
- Off Road Parking & Garage/Workshop
- Close To Sandwich & Canterbury



SITUATION:

Westmarsh is a charming and picturesque village set within the beautiful Kent countryside, offering a peaceful rural lifestyle whilst remaining conveniently connected to nearby towns and amenities. Surrounded by open farmland, scenic walking routes and national cycle networks, the village is particularly popular with those seeking a balance between country living and accessibility.

The village enjoys a strong sense of community and is ideally positioned for access to a range of highly regarded local schools, with bus services to Sir Roger Manwood's School and Sandwich Tech whilst nearby primary schools are within a short drive or cycle.

Just a few miles away lies the historic medieval town of Sandwich, one of the original Cinque Ports and renowned for its rich heritage, charming streets, independent

shops, cafés, restaurants and riverside walks.

To the west is the vibrant cathedral city of Canterbury, famous for its magnificent Canterbury Cathedral, extensive shopping facilities, cultural attractions, restaurants, theatres and universities. Canterbury provides a comprehensive range of leisure, educational and healthcare amenities, together with excellent transport links to London and the wider South East.

The popular coastal towns of Deal and Ramsgate are also within easy reach, offering attractive beaches, seafront promenades, marinas and a variety of recreational opportunities. For those who enjoy outdoor pursuits, the surrounding area is renowned for its countryside walks, cycling routes, nature reserves and golf courses, including the internationally acclaimed Royal St George's Golf Club.



DESCRIPTION:

Rose Cottage is a beautifully renovated semi-detached cottage, originally built in 1972, and has recently been enhanced with tasteful décor and high-quality finishes throughout. The current owners have an eye for detail and have made many improvements which include a stylish new kitchen and updated bathroom, creating a home that successfully blends character with modern comfort.

Situated in the sought-after village of Westmarsh, the property is surrounded by stunning countryside, with access to national cycle routes and numerous footpaths. It is conveniently located close to two highly regarded primary schools and benefits from a bus route serving Sir Roger Manwood's School and Sandwich Technology School. The historic cathedral city of Canterbury and the medieval Cinque Port town of Sandwich are both just a short drive away.

The front door is positioned at the end of the driveway, to the side of the house, and opens

into a spacious entrance hall with stairs rising to the first floor. Restored floorboards run seamlessly throughout the ground floor and have been beautifully varnished, adding warmth and character.

To the left is a charming sitting room featuring a wood-burning stove set within the chimney breast beneath an impressive oak bressumer beam. A traditional-style column radiator sits beneath the front window, which enjoys attractive views across the surrounding countryside.

To the rear of the property is a striking kitchen/breakfast room fitted with an attractive range of cabinetry, complemented by stone worktops, cup-style stainless-steel handles and open shelving. These features frame a double range cooker and are accompanied by space for freestanding appliances and an inset sink with mixer tap, creating a practical and inviting family space.

The first floor comprises two well-proportioned bedrooms and a beautifully

updated family bathroom, featuring a bath with shower over, a wash basin set within a vanity unit, metro-style wall tiles and patterned floor tiles.

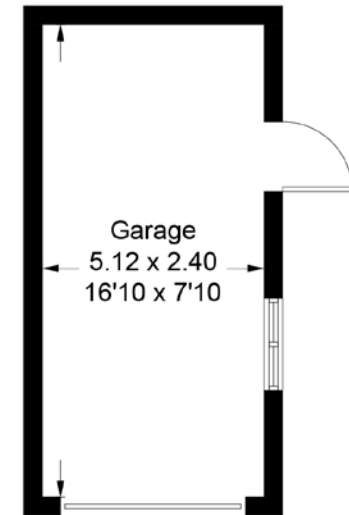
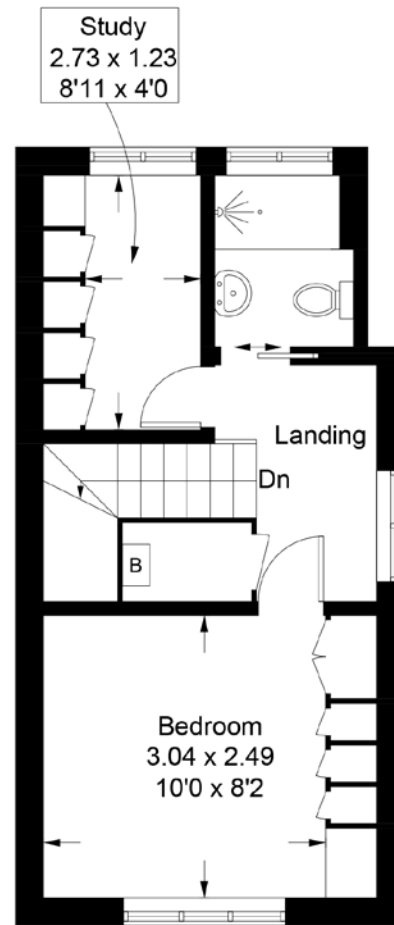
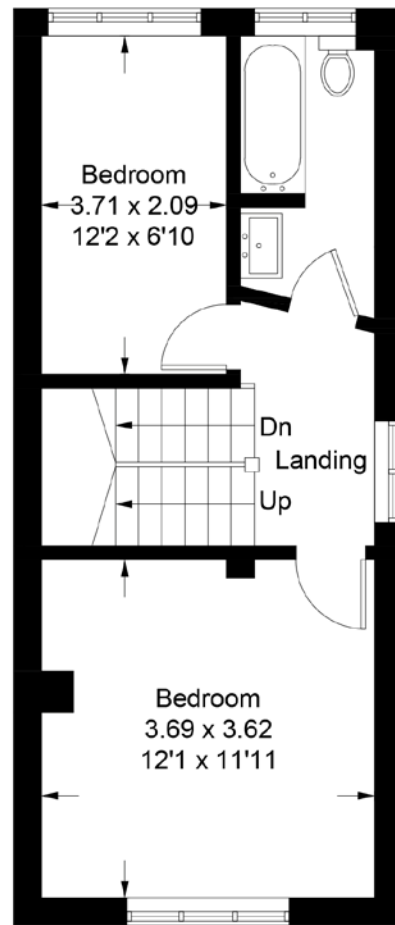
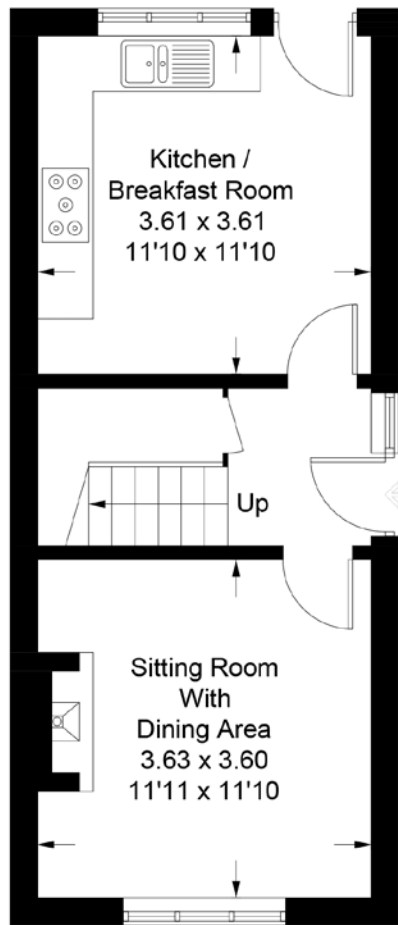
On the second floor is a further bedroom with an extensive range of fitted wardrobes. Across the landing is a shower room and a study, which also benefits from fitted storage cupboards.

OUTSIDE:

To the front of the property is a driveway providing off-road parking for one vehicle. To the rear, there is access to a garage together with additional parking space if required. The rear garden has been thoughtfully landscaped and features attractive topiary hedging, established shrubs and colourful borders. A generous patio area provides a low-maintenance outdoor entertaining space, while the garden is fully enclosed by fencing and hedging, creating a private and secure setting. The garage can also be accessed directly from the garden.







TOTAL FLOOR AREA: 1020 sq. ft (94 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
Cespit private drainage & LPG gas

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