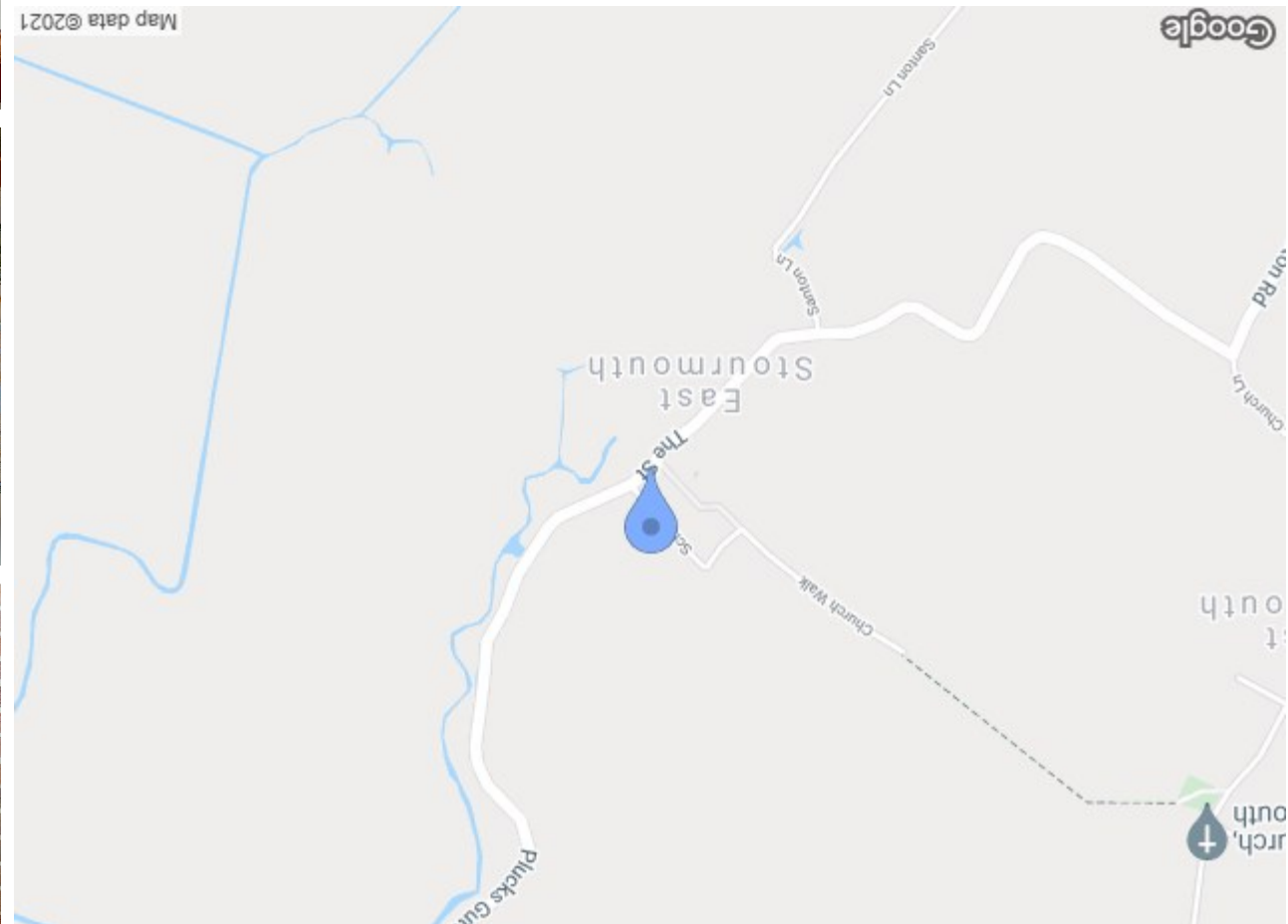
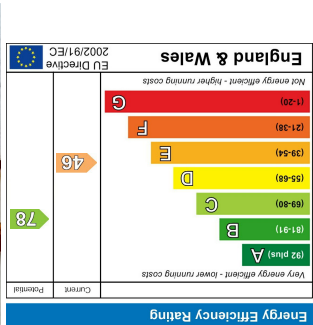
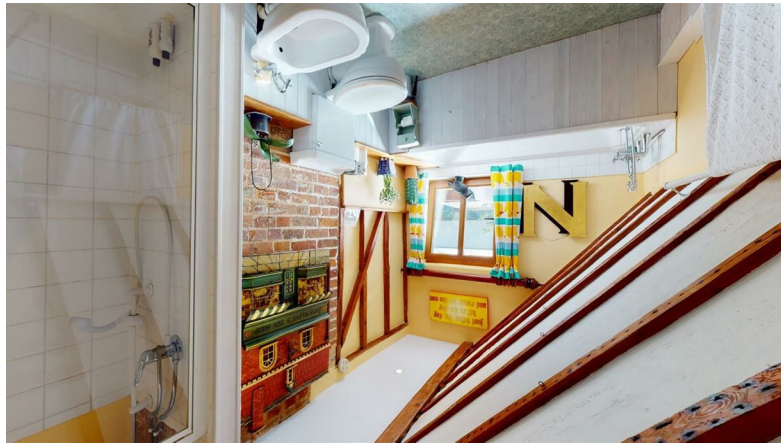


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



WATERLOCK COTTAGE THE STREET
CANTERBURY



WATERLOCK COTTAGE THE STREET
CANTERBURY

£550,000

- Completely Unique Cottage
- Dating Back To 1700's
- Just Under 1/2 Acre Plot
- Backs On To River Stour
- Gardeners Paradise
- Lots of Character Features
- Ample Off Road Parking
- Set In Quiet Hamlet Location

LOCATION

LOCAL AREA
Stourmouth is a quiet hamlet with the closest village being Preston. This is a quiet village, conveniently situated close to a number of local shops and village pubs. The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS
Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

Miles and Barr are delighted to offer to the market this 3 bedroomed detached cottage which dates back to the 1700s.

The property is set in a stunning plot that measures just under half an acre, full of mature fruit trees and backing on to the Stourmouth Stream. There are beautiful period features throughout with wooden beams and an original brick floor in the dining room.

In its current layout you enter through the rear doors leading into the garden room. This is a beautiful room with a wood burner and double glass doors looking over the extensive rear garden. Off the garden room, at the rear, is the kitchen with its stone sink and recess which once housed a Rayburn. Another Rayburn or log burner could easily be reinstalled. There is a walk-in larder which houses the central heating boiler and shelving.

The garden room also leads through to the dining room, which has a beautiful floor that has been lifted and relaid from the original bricks. Also at the front of the cottage is the lounge with another wood burner, door through to the kitchen and a cupboard under the stairs.

The stairs lead up the middle of the property. Upstairs bedroom one has a wardrobe cupboard and fire place for another wood burner if desired. Bedroom two is another generous bedroom with built in bookcases. Finally bedroom three has a built in cabin bed with storage under. There is a spacious 5 piece bathroom. The landing has a large step in airing cupboard, and access to a fully boarded loft space which could house a fourth bedroom/office.

Externally, single and double gates lead into the idyllic back garden with its breathtaking view across the stream to miles of open fields. It is a perfect place for keen gardeners and bird watchers with numerous mature fruit trees, a log store and numerous sheds. There is a working well, two power points, outside butler sink and a functional jetty for your rowing boat. The property has ample space for numerous cars with a double carport and drive.

DESCRIPTION

GROUND FLOOR

- Garden Room 13'8 x 8'5 (4.17m x 2.57m)
- Dining Room 12'11 x 11'7 (3.94m x 3.53m)
- Lounge 14'1 x 13'3 (4.29m x 4.04m)
- Kitchen 15'2 x 8'4 (4.62m x 2.54m)

FIRST FLOOR

- Landing
- Bedroom One 13'10 x 12'8 (4.22m x 3.86m)
- Bedroom Two 12'8 x 11'4 (3.86m x 3.45m)
- Bedroom Three 10'5 x 9' (3.18m x 2.74m)
- Bathroom 12'10 x 8'5 (3.91m x 2.57m)
- Airing Cupboard

