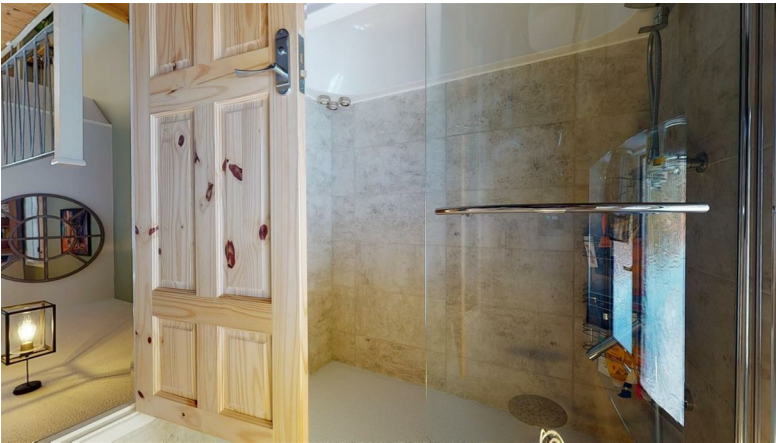


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Potential
Map data ©2021	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	



FOURWENTS HOUSE ISLAND ROAD  
CANTERBURY



FOURWENTS HOUSE ISLAND ROAD  
CANTERBURY

OFFERS OVER £350,000



- Great Family Home
- Immaculately Presented
- Four Bedrooms
- Off Street Parking
- Recently Fitted Kitchen
- Private Rear Garden
- Close to Schools and Amenities

### LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

#### SURROUNDING AREAS

The property is situated within 4 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.

#### SPORT AND LOCAL 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 Beany 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.

#### COMMUNICATIONS

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

\*FAMILY HOME IN FANTASTIC CONDITION!\*

Miles and Barr are delighted to bring to the market this immaculately presented 4 bedroom detached house set between the villages of Westbere and Sturry, and within yards of the new Spires Academy. The property is ideally located with easy access into Canterbury or out towards Thanet. The village of Sturry offers local amenities and there are then larger supermarkets within a short drive.

The property is in brilliant condition having undergone a full refurbishment by the current owners to create a well proportioned and nicely laid out home. In its current layout you enter the property through the entrance porch. This then leads into the large lounge with open tread staircase, double aspect windows and an open fireplace. The lounge is open around the left hand side of the fireplace and leads into the kitchen/diner which has been newly installed within the last year to offer a modern and functional space. Heading through the kitchen leads to the utility room, cloakroom and storage cupboard. Finally the utility room provides access to the integral garage. Upstairs there is a bright landing with stripped back floorboards. On the right above the garage is a large bedroom the full depth of the house and this has a patio door leading out onto a small balcony with galvanized railings. Back to the landing and there is the family bathroom with 3 piece bath suite and shower attachment. There is then another double bedroom at the rear and as you return and walk towards the front of the property there is an airing cupboard, the main bedroom with double aspect windows and fitted wardrobes, and then finally the fourth bedroom at the front of the property which is currently used as an office.

Externally there is a driveway for 3 cars at the front of the property, and then at the rear is a well presented private garden with good sized lawn area, decking section, side access and chicken pen.

Contact Miles and Barr to arrange your viewing.

### DESCRIPTION

#### GROUND FLOOR

Entrance Porch

Lounge 16'11 x 15'10 (5.16m x 4.83m)

Kitchen/Diner 17'0 x 8'11 (5.18m x 2.72m)

Utility Room 8'10 x 4'5 (2.69m x 1.35m)

Cloakroom 5'6 x 2'2 (1.68m x 0.66m)

Storage Cupboard

Garage 17'9 x 7'4 (5.41m x 2.24m)

#### FIRST FLOOR

Landing

Bedroom One 12'1 x 10' (3.68m x 3.05m)

Bedroom Two 24'7 x 7'2 (7.49m x 2.18m)

Bedroom Three 11'4 x 10' (3.45m x 3.05m)

Bedroom Four 7'11 x 6'8 (2.41m x 2.03m)

Bathroom 7'4 x 5'5 (2.24m x 1.65m)

Airing Cupboard

#### EXTERNAL

Driveway

Rear Garden

