



1 THE OAST PADDOCK DURLOCK ROAD  
CANTERBURY

£360,000

- Unique End of Terrace
- Three Bedrooms
- Stunning Countryside Location
- Beautifully Presented House
- Visitors Car Park
- Off Street Parking and Car Barn

## LOCATION

The cottage is situated in the rural village of Staple which also boasts a village hall and hosts pre-school groups, parent and toddler groups and a youth club. A couple of miles away is the village of Wingham, a thriving village with a range of local amenities/shops, church and well regarded primary school. Locally the market town of Sandwich and Cathedral City of Canterbury provide an excellent range of educational, leisure and shopping facilities.

### SURROUNDING AREAS

The property sits in an ideal location for exploring the garden of England and surrounding coastline; it lies 10 miles from Deal (said to be one of the prettiest seaside towns in Kent), 16 miles to the Dover to Calais ferry crossing, 9 miles from 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: Royal St Georges Golf Club Sandwich which hosts the 2020 British Open. 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 Beane 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.

## ABOUT

**\*BEAUTIFULLY PRESENTED HOME SET IN SOUGHT AFTER LOCATION!\***

Miles and Barr are delighted to present to the market this Three Bedroom End of Terrace House in the popular location of Durlock Road, Staple. Surrounded by fields and accompanied with its own visitors car park, this home is offered to the market in fantastic condition.

In its current layout, this home consists of a Spacious L Shaped Lounge/Dining Room, a Kitchen, a Bedroom and an En-Suite WC on the Ground Floor. Due to the unique nature of the property, there are skylights allowing a fantastic amount of natural light to flow into the property. On the First Floor there are Two further Bedrooms and a Family Bathroom.

Externally, there is a low maintenance rear garden and a separate Car Barn plus a communal green to the front of the property.

This home has been well looked after by the current owners and is offered to the market in fantastic condition.

Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

## DESCRIPTION

Entrance

Bedroom 11'04 x 8'07

WC

Kitchen 11'08 x 8'01

Lounge - L shaped 19'08 x 23'06

First Floor

Bedroom 9'00 x 8'04

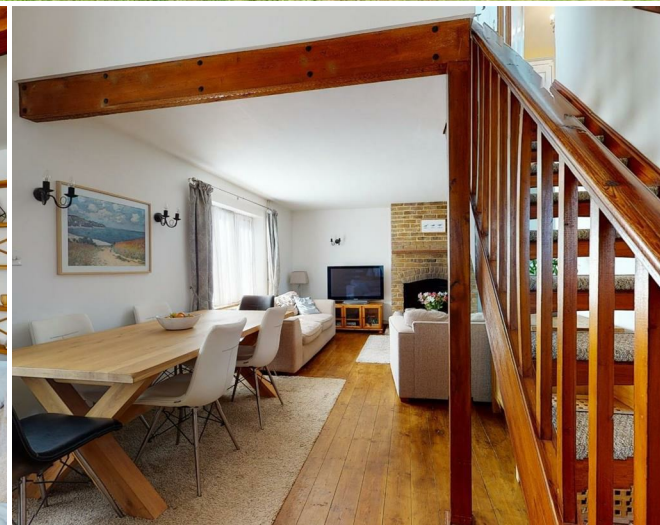
Bedroom 15'09 x 7'10

Bathroom 8'09 x 7'01

External

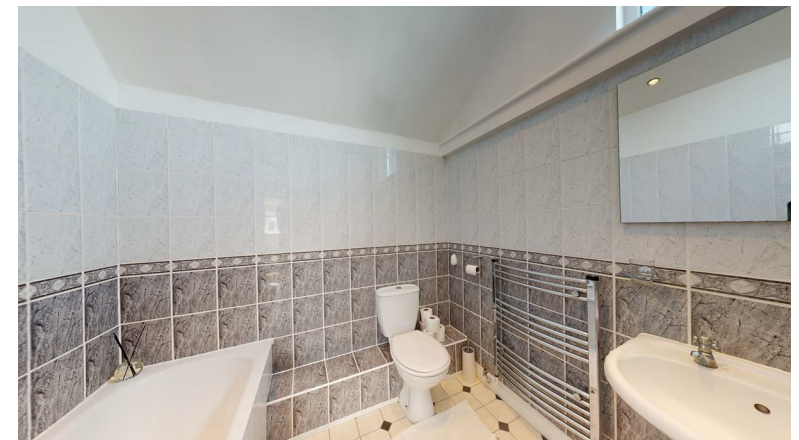
Rear Garden







# 1 THE OAST Paddock DURLOCK ROAD CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
t. 01227 200600 e. canterbury@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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)