



Shalloak Road, Broad Oak, Canterbury


MILES & BARR
EXCLUSIVE

Pine Cottage
64 Shalloak Road
Broad Oak
Canterbury
Kent
CT2 0QE



Description

- Porch
- Lounge
21'7 x 12'2
(6.58m x 3.71m)
- Kitchen
19'6 x 14'2
(5.94m x 4.32m)
- Garden Room
18'4 x 11'10
(5.59m x 3.61m)
- Cloakroom
- Bedroom
14'2 x 8'6
(4.32m x 2.59m)
- Bedroom
10'7 x 9'7
(3.23m x 2.92m)
- Bathroom

External

- Long Driveway
- Rear Garden

First Floor

- Landing
- Bedroom
12'2 x 10'8
(3.71m x 3.25m)
- Bedroom
10'11 x 9'7
(3.33m x 2.92m)

Property

A delightful detached cottage which has been lovingly cared for and extended by the present owner to provide a four/five bed family home with spacious and well-proportioned living accommodation. We understand from the Vendor, the original cottage dates to the 1800's and there are many attractive and appealing features.

To the ground floor there is a double reception room which is now one large lounge with two fireplaces and two woodburners. The kitchen/breakfast room has a comprehensive range of units and leads to the family room with bi-fold doors to the rear garden. There is also a cloakroom. To the first floor there are four bedrooms and a family bathroom.

Externally to the front is a large driveway providing off street parking for numerous cars. The enclosed rear garden is mainly laid to lawn with a summerhouse at the bottom. The property is found in a popular location to the outskirts of Canterbury.



Location

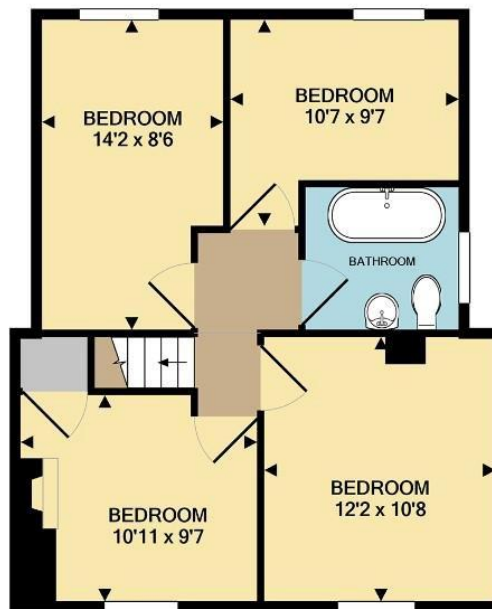
Broad Oak is found within 3 miles to the Cathedral city of Canterbury and is a lovely location with its own village hall, public house and convenience store. Canterbury offers a wide variety of shops, bars, cafes and restaurants as well as numerous leisure, sporting and recreational facilities including Scotland Hills golf club, the Marlowe Theatre and Kent County cricket ground to name just a few.

There are a number of highly regarded schools to be found in both the public and private sectors as well as the University of Kent and Christ Church University. Canterbury also has two mainline railway stations with Canterbury West station offering a high-speed service to London St. Pancras in under an hour.



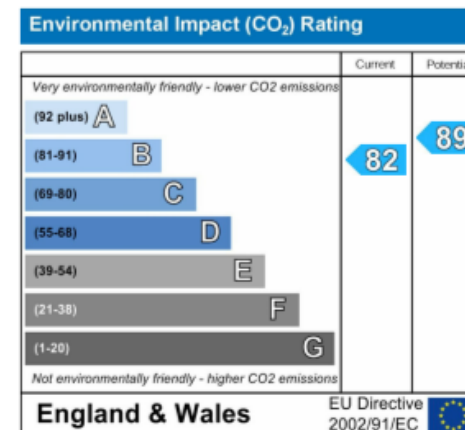
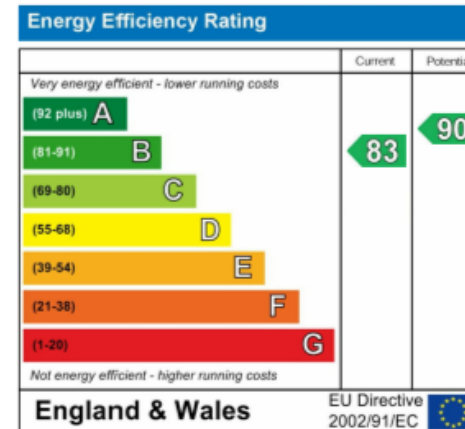


GROUND FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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