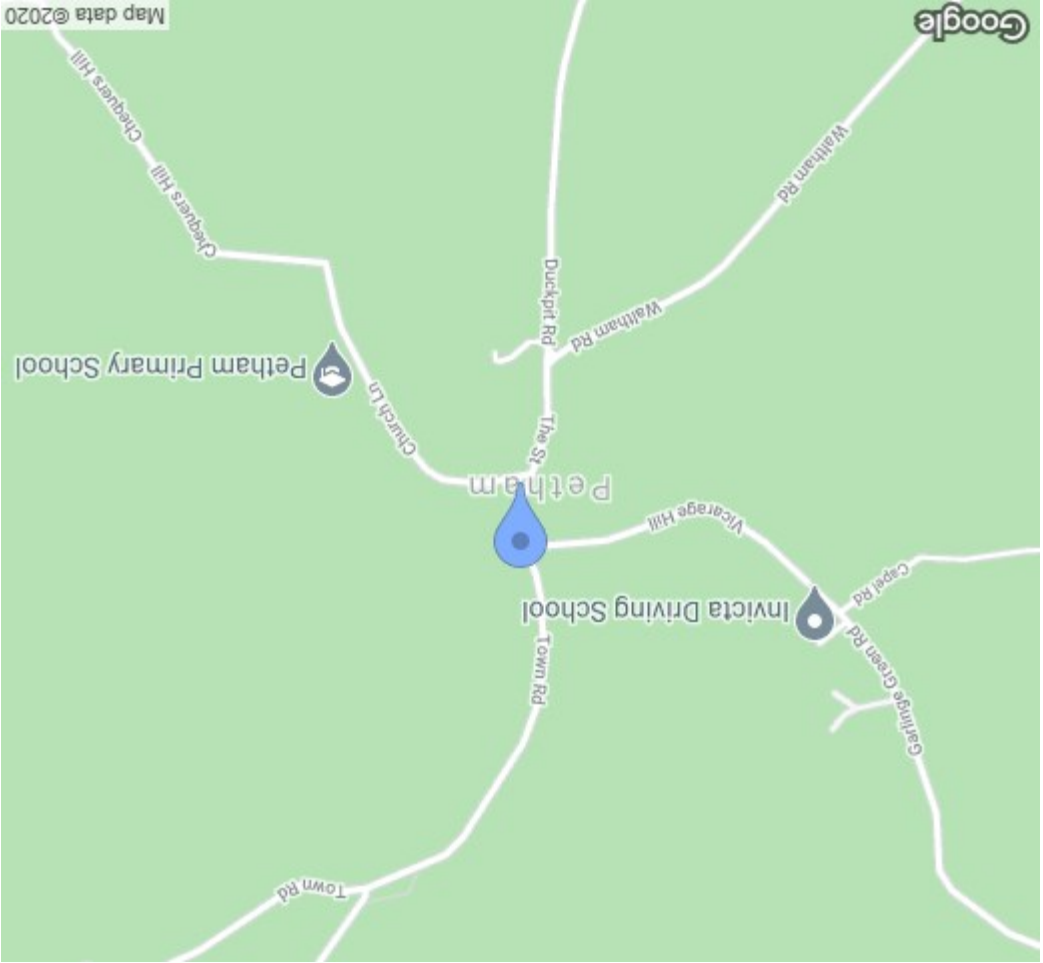


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating		
Current	Potential	EU Directive 2002/91/EC
England & Wales		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (92 plus)	B (81-91)	C (69-80)
D (55-68)	E (39-54)	F (21-38)
G (1-20)		
Not energy efficient - higher running costs		
C	F	G
22		
88		



1 STONE COTTAGE THE STREET, CANTERBURY



1 STONE COTTAGE THE STREET
CANTERBURY

£265,000

- Two Bedroom Semi-Detached Cottage
- Kitchen/Breakfast Room
- Separate Lounge
- Charm and Character
- Popular Village Location
- Ideal Home
- Viewing Recommended

LOCATION

Petham, which is located to the south-west of Canterbury city centre and offers a bus route into Canterbury, is one of the most desirable villages in and around Canterbury and has the benefit of its own Primary School. Whilst access to the M20 motorway is about 20 minutes away. Ashford is also a short distance, offering the high speed links and of course the Eurostar.

SURROUNDING AREAS

The property is situated within 5 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 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.

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

Miles and Barr are delighted to offer to the market this two bedroom semi-detached cottage set back from the road situated in the quiet village of Petham. Offering charm and character throughout, this lovely property must be seen to be appreciated. The ground floor accommodation comprises the entrance porch, lounge fireplace and separate kitchen/breakfast room. Upstairs you will find two bedrooms and the large family bathroom. Outside the property benefits from a courtyard seating area and terraced lawn. Viewing is highly recommended, please contact Miles and Barr today.

DESCRIPTION

GROUND FLOOR

Entrance Porch

Lounge 12'6" x 11'2" (3.81m x 3.40m)

Kitchen/Breakfast Room 18'4" x 7'9" (5.59m x 2.36m)

FIRST FLOOR

Bedroom 11'2" x 9'8" (3.40m x 2.95m)

Bedroom 10'8" x 8'0" (3.25m x 2.44m)

Bathroom 10'4" x 7'8" (3.15m x 2.34m)

OUTSIDE

Rear Garden

