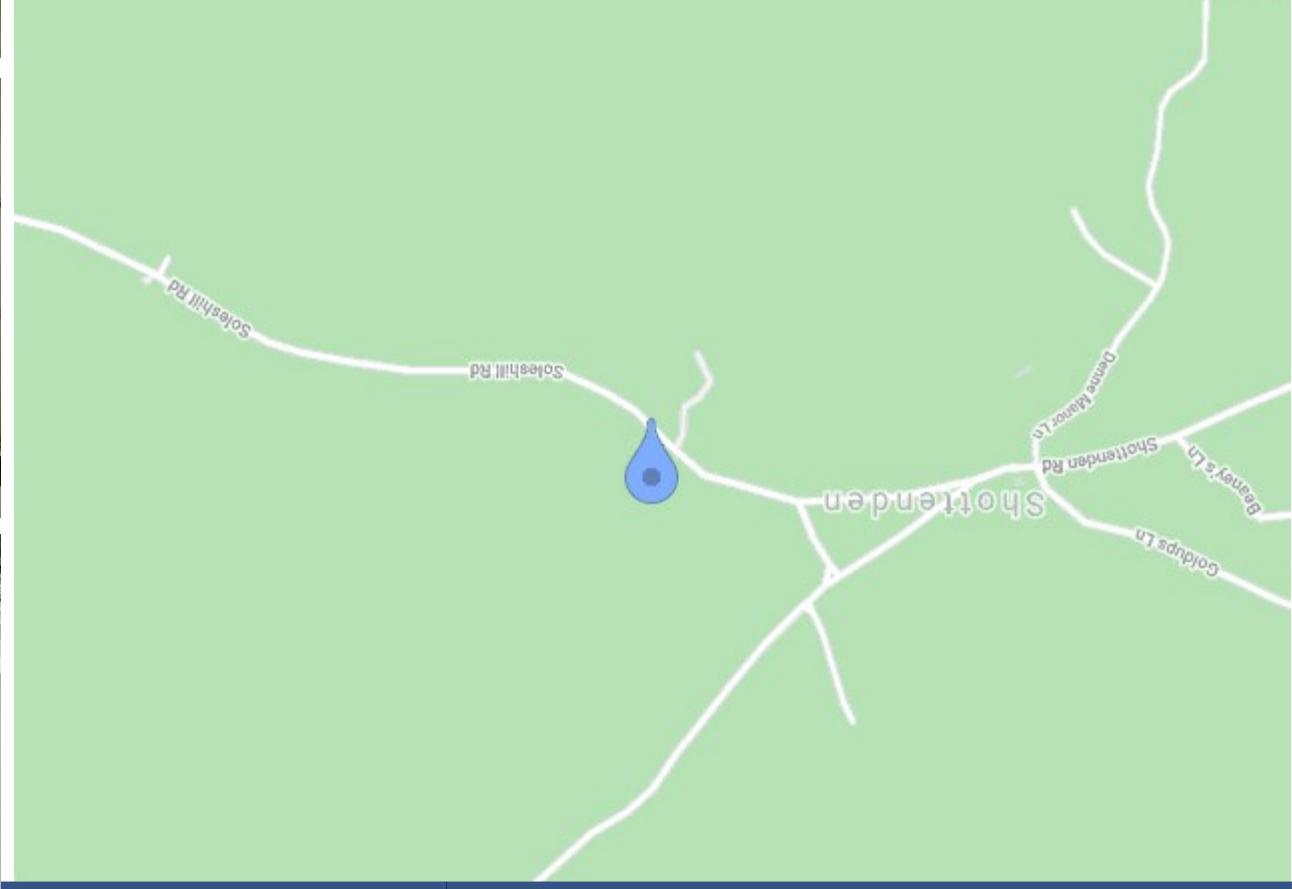


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HOWLETTS FARM, SOLESHILL CANTERBURY



HOWLETTS FARM, SOLESHILL  
CANTERBURY

£525,000

- Converted Stables
- Two Double Bedrooms
- Beautifully Presented
- Rare To The Market
- Driveway Parking
- Open Planned Living Accommodation
- En Suite
- Viewing Recommended
- Car Port

## ABOUT

Miles and Barr are delighted to offer to the market this former stable/barn which provides well-proportioned and versatile living accommodation. The property has a wealth of attractive features and is in an immaculate condition throughout. Located in the beautiful semi-rural village of Shottenden which is within driving distance to Canterbury city centre. The accommodation comprises Entrance, spacious and open planned Lounge/ Dining/ Kitchen area. This follows to the Family Bathroom and two double bedrooms, both with mezzanines areas which are used for storage and the master benefitting from an En Suite. There is also a utility area which leads out to the driveway parking for multiple cars. The garden is to the front of the property and is laid to lawn.

## LOCATION

### LOCAL AREA

The property is situated within 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 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).

## DESCRIPTION

### Ground Floor

Lounge/ Dining/ Kitchen 37'01 x 14'09 (11.30m x 4.50m )

Bedroom Two 11'05 x 11'11 (3.48m x 3.63m)

Bathroom 11'05 x 5'09 (3.48m x 1.75m )

Bedroom One 11'02 x 11'06 (3.40m x 3.51m )

En Suite 8'00 x 6'03 (2.44m x 1.91m )

Utility Room 6'02 x 6'00 (1.88m x 1.83m)

### External

### Car Port

