



- Grade II Listed 18th Century Cottage
- Four Double Bedrooms
- Off Street Parking for two cars
- Garage
- Character Features Throughout
- Original Oak Flooring And Fireplaces
- Fully Renovated Kitchen
- Ground Floor WC
- Beautiful Rear Garden

## 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 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.

### 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

**\*\* MARVELOUS, SPACIOUS, PERIOD TERRACE HOME THAT KEEPS GIVING \*\***

Miles and Barr are delighted to offer to the market this lovely four bedroom cottage located in the heart of Sturry. With large garage and 2 parking spaces, the property is perfect for families, and commuters will appreciate the close proximity to Sturry train station. Dating back to the 1700's, the property is bursting with character with sash windows, oak beams, exposed brickwork, fireplaces and original oak flooring throughout. Having refurbished throughout, the current owners have created a space that is both modern and stylish whilst still retaining the original period features that make it so unique.

Upon entering through the hallway, you reach the open plan living area which comes with two brick surround fireplaces and generous space to accommodate the whole family and guests too. The french doors lead into the rear garden which is perfect for those long summer months. You then enter the kitchen which has been fully renovated and it's clear that no expense has been spared with features including the induction hob, oak worktops, LED lighting and the ceramic sink. The adjoining utility room is a great size and can be used as an additional kitchen area. The separate cloakroom/WC is a fantastic bonus. The living area provides stairs down to the dining room which is is well proportioned with a beautiful exposed brick wall and oak beamed ceiling.

Stairs to the first floor are also accessed via the living room. All four bedrooms are double sized with two benefiting from brick surround fireplaces. The master bedroom also offers a stylish silver feature wall. The modern fitted bathroom features a bathtub, separate shower and hand wash basin.

To the rear of the property is a large lawned garden which is an absolute delight for any keen gardener. To the rear of the garden is a recently built large garage and two parking spaces to the rear.

Please call us on 01227 200600, don't miss out!

## DESCRIPTION

Ground Floor

Entrance Porch

Living Area 21'9 x 18'4 (6.63m x 5.59m )

Kitchen 11'7 x 8'2 (3.53m x 2.49m)

Utility Room 8'8 x 7'8 (2.64m x 2.34m)

Cloakroom/WC

Lower Ground Floor

Dining Room 15'8 x 8'1 (4.78m x 2.46m)

Office/Study 10'8 x 8'1 (3.25m x 2.46m)

First Floor Landing

Master Bedroom 16'3 x 8'9 (4.95m x 2.67m)

Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)

Bedroom Three 12'2 x 7'1 (3.71m x 2.16m)

Bedroom Four 11'8 x 8'1 (3.56m x 2.46m )

Family Bathroom 8'7 x 8'0 (2.62m x 2.44m)

External

Large Garden

Garage

Parking

