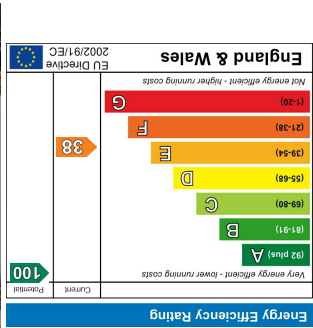


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



SCHOOL LANE CANTERBURY



SCHOOL LANE CANTERBURY

£335,000

- Beautifully Presented
- Semi Detached
- Two Bedrooms
- Off Road Parking
- Sought After Village Location
- Close to Canterbury
- Private Rear Garden
- Summerhouse

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 Beaneys 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).

ABOUT

TWO BEDROOM COTTAGE IN SUPERB CONDITION!

Situated in the highly sought after area of Blean, this two bedroom semi-detached cottage is a perfect home for anyone wishing to live in a rural setting yet still be in close proximity to the bustling city of Canterbury. A small village just 1.5 miles away from Canterbury West station and within the catchment area of well respected schools and the University of Kent, Blean is the perfect place for people who enjoy being at one with nature whilst still wanting to be near all the shops, cafes and bars which Canterbury has to offer.

The property has been improved by the current owners, including opening up two rooms to create a kitchen/diner and decoration throughout. As you enter the property there is a porch/hallway at the side. At the front of the property there is a large country lounge with log burner and understairs cupboard. At the rear of the downstairs is the new kitchen/diner with patio doors out to the rear. The hallway is nice and wide, currently racked out with bookcases but could accommodate an office space for home working. Upstairs on the first floor there is two bedrooms, both a comfortable size and the family bathroom which is a 3 piece bath suite with shower overhead.

Externally there is a driveway at the front, and with a small frontage. There is side access to the rear and a path leads round. The garden is laid to lawn with a summerhouse and shed at the rear. The garden backs on to fields behind.

Viewings are highly recommended and can be arranged by contacting sole agents Miles and Barr.

DESCRIPTION

Entrance
Hallway/Porch
Lounge 15'2 x 14' (4.62m x 4.27m)
Kitchen 14' x 10'8 (4.27m x 3.25m)
First Floor
Landing
Bedroom One 12'9 x 9' (3.89m x 2.74m)
Bedroom Two 13'6 x 6'1 (4.11m x 1.85m)
Bathroom 7'8 x 5'9 (2.34m x 1.75m)
External
Driveway
Rear Garden
Summerhouse

