



Waddenhall Cottages, Waddenhall, Petham, Canterbury



2 Waddenhall Cottages Waddenhall Petham Canterbury Kent CT4 5PX



Description

Ground Floor

- Porch
- Entrance Hall
- Living Room
20'8 x 12'0
(6.30m x 3.66m)
- Kitchen/Diner
20'0 x 13'3
(6.10m x 4.04m)
- Utility Room
9'3 x 4'4
(2.82m x 1.32m)
- Shower Room
- Study
11'0 x 10'10
(3.35m x 3.30m)
- Conservatory
22'1 x 12'11
(6.73m x 3.94m)
- Bedroom
13'9 x 12'7
(4.19m x 3.84m)
With built-in wardrobes
- Bedroom
11'7 x 11'7
(3.53m x 3.53m)
Plus built-in wardrobes
- Bedroom
9'2 x 8'7
(2.79m x 2.62m)
Plus built-in wardrobes
- Bathroom

External

- Driveway
- Gardens
- Garage

First Floor

- Landing
- Bedroom
13'9 x 11'7
(4.19m x 3.53m)
With built-in wardrobes

Double Garage

Garage First Floor

- Bedroom/Kitchen
26'3 x 16'10
(8.00m x 5.13m)
- Shower Room

Property

A spacious semi-detached period house situated in stunning countryside, surrounded by farmland and located between the villages of Petham and Stelling Minnis.

On the ground floor, entering through the front porch way you are greeted by a hallway leading to a living room, conservatory, study or separate dining room, kitchen, utility and shower room. Upstairs there are four good sized bedrooms with built-in storage/wardrobes and a family bathroom.

Outside there is a coach house offering sheltered parking and an ample amount of storage; above this space is an additional living area offering a studio bedroom/living space, kitchen area and bathroom. There is a large rear garden and off street parking at the front for several cars.

Petham is located to the south-west of Canterbury city centre and offers a bus route into Canterbury. Petham is one of the most desirable villages in and around Canterbury and has the benefit of its own primary school. Access to the M20 motorway is close by and there are mainline railway stations offering the high speed service to London found in both Canterbury and Ashford as well as the Eurostar in Ashford.



Our Time Here

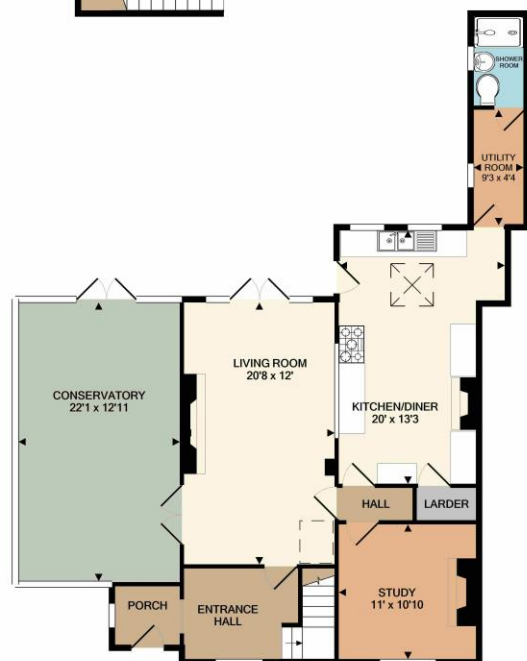
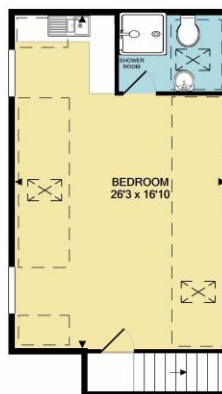
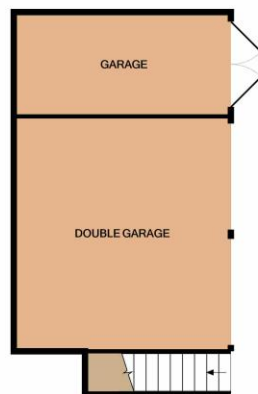
The situation of this house couldn't be more perfect. We are right in the heart of the country, while at the same time within 10 minutes of Canterbury city centre, 15 minutes of Wye station (with access to Ashford International for London), 20 minutes of the beautiful beaches of Hythe and 30 minutes of Ashford, and about 10 minutes to the M2 and the M20. This is a semi-detached house but feels like a detached house in that we are hardly overlooked and can go for weeks without seeing or hearing the neighbours – whilst from a security point of view, knowing that there is someone just next door if something did go wrong.

We are very much engaged with the villages of Stelling Minnis and Bossingham where our first two boys went to school. Stelling Minnis is an excellent, small village school, as is Petham, where our third son went. These are both extremely welcoming schools that we would highly recommend.

We love walks in Yockletts Bank Nature reserve, especially in the spring when the bluebells and wild orchids are in flower. We are so lucky to have this right on our doorstep.

This is such a warm, homely place that we will all be very sad to go. So many of our formative years as a family have been spent here. There is nothing nicer than a warm summer's day at Waddenhall Cottages when we can throw open all the doors and windows, put out the garden furniture, light the barbeque and invite friends round. It is so incredibly peaceful here. When we first arrived, it was so quiet that we felt that we were always on holiday in a remote B&B but we have come to appreciate that peace over time and it is one of the huge benefits of living here.





GROUND FLOOR
APPROX. FLOOR
AREA 1181 SQ.FT.
(146.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1152 SQ.FT.
(107.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2732 SQ.FT. (253.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



MILES & BARR
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
Email: exclusive@milesandbarr.co.uk

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