



Water Meadows, Fordwich, Canterbury

  
MILES & BARR  
EXCLUSIVE





# 12 Water Meadows Fordwich Canterbury Kent CT2 0BF



## Description

### Ground Floor

- Hallway
- Cloakroom
- Living Room  
22'1 x 10'10  
(6.73m x 3.30m)
- Conservatory  
12'4 x 11'4  
(3.76m x 3.45m)
- Open-Plan  
Kitchen/Diner  
22'0 x 11'9  
(6.71m x 3.58m)
- Utility Room
- Bedroom  
9'11 x 9'8  
(3.02m x 2.95m)
- Bedroom  
9'4 x 8'11  
(2.84m x 2.72m)
- Bedroom  
8'7 x 7'11  
(2.62m x 2.41m)
- Shower Room

### External

- Double Garage  
17'7 x 17'3  
(5.36m x 5.26m)
- Driveway
- Rear Garden

### First Floor

- Landing
- Bedroom  
15'7 x 8'11  
(4.75m x 2.72m)
- En-suite Shower  
Room



## Property

Found in a highly sought after and desirable residential location in Fordwich is this delightful four bedroom detached family home. The property has been maintained in excellent condition throughout and provides spacious and well proportioned living accommodation and is found tucked away in the corner of the development.

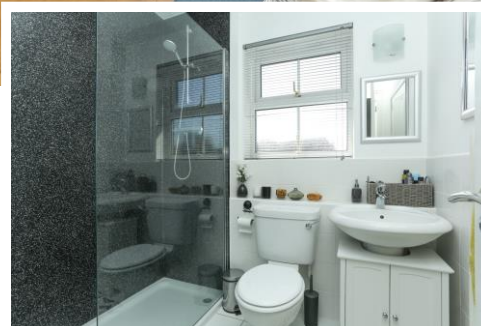
The accommodation briefly comprises to the ground floor a cloakroom, lounge, conservatory overlooking the garden, kitchen/diner currently arranged as a kitchen/family room and a utility room. To the first floor there are four bedrooms all with built in wardrobes and a shower room. The principal bedroom also has its own en-suite shower room. Externally to the front is a driveway providing off street parking leading to a detached double garage. To the rear is a large garden which is bigger than normally expected on a development which is laid mainly to lawn with plant, shrubs and tree borders.

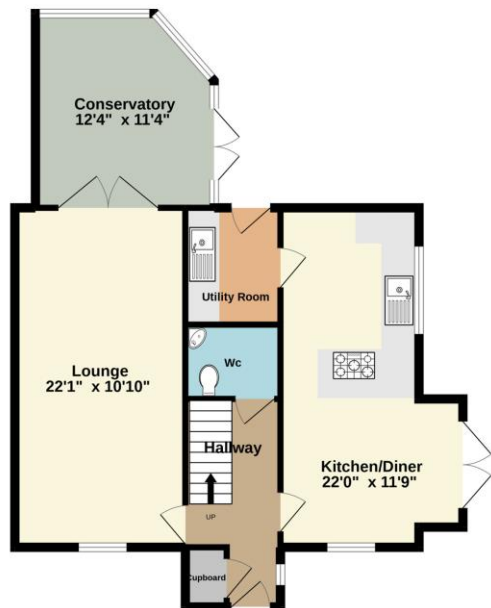


## Location

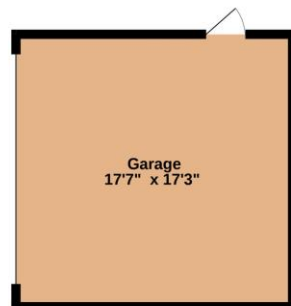
The village of Fordwich benefits from two very popular country pubs, one being the Fordwich Arms which has recently been awarded a Michelin Star. The cathedral city of Canterbury is within a 10 minute drive and Sturry railway station is a short walk away which links to Canterbury West Station and the High Speed link to London St Pancras. Sturry High Street is within half a mile and offers a range of amenities from hairdresser to local newsagent. One of the real treats of this location is the fabulous countryside walks around Westbere lakes which are ideal for dog walkers or anyone fancying a bit of peace and quiet on a Sunday afternoon.

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.





GROUND FLOOR  
1034 sq.ft. approx.



TOTAL FLOOR AREA : 1610 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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1ST FLOOR  
576 sq.ft. approx.



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



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