



Hode Lane, Bridge, Canterbury





Hode Oast Cottage  
Hode Lane  
Bridge  
Canterbury  
Kent  
CT4 5DH



## Description

### Ground Floor

- Hall
- Lounge  
19'7 x 15'1  
(5.97m x 4.60m)
- Kitchen  
15'9 x 15'9  
(4.80m x 4.80m)
- Cloakroom

### External

- Single Detached Garage -  
With additional parking space
- Rear Garden  
- With lawn, fruit trees, garden shed, and patio area

### First Floor

- Landing
- Bedroom  
15'9 x 15'9  
(4.80m x 4.80m)
- Bedroom  
14'2 x 10'10  
(4.32m x 3.30m)
- En-suite Shower Room
- Bedroom  
14'0 x 8'8  
(4.27m x 2.64m)
- Bathroom

### Note

- We understand planning permission was passed in 2003 for two further bedrooms which has now lapsed



**Property**

'Hode Oast Cottage' is an immaculately presented converted Oast located in a quiet hamlet, yet within easy reach of the city centre. The present owners have lovingly refurbished the property which offers a wealth of character and light, airy, well-proportioned accommodation.

The entrance hall has a staircase rising to the first floor and leading to the attractive lounge with log burner and beamed ceiling. There is a cloakroom, a delightful kitchen/diner overlooking the garden with bespoke American oak units, stone sink and integrated appliances. On the first floor, the master bedroom is set in the roundel with windows overlooking the gardens. There are two further bedrooms; one with an en-suite shower room, as well as there being a family bathroom.

Externally, there is a great garden for entertaining and dining al fresco, with lawn, fruit trees, garden shed, and patio area. The property also has a single detached garage with additional parking space.

Situated in a quiet rural hamlet close to Bekesbourne, Patribourne and Bridge. Access to the A2 is close by giving connections to the Cathedral City of Canterbury with a wide range of recreational and cultural opportunities, as well as, excellent schools in the private and public sector. The high-speed rail service from Canterbury West to London St. Pancras takes approximately an hour.



**Our Time Here**

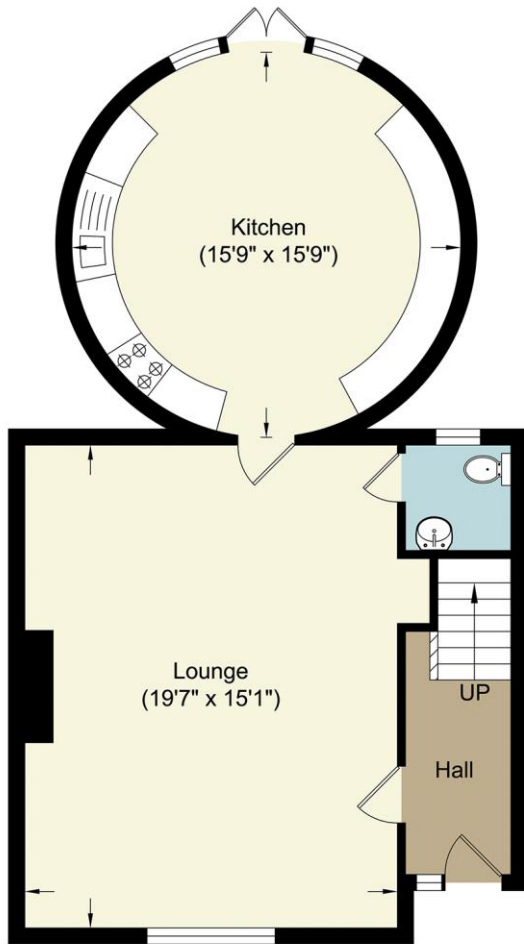
We love the location here, it's so close to Canterbury City and yet in a beautiful rural setting with farmland views. As we regularly commute to London, we like the fact that the property is only 10 minutes to Canterbury West station or alternatively 20 minutes to Faversham, in order to access the high-speed trains.

Our favourite room is probably the master bedroom in the roundel, which has lovely views of the garden and surrounding countryside.

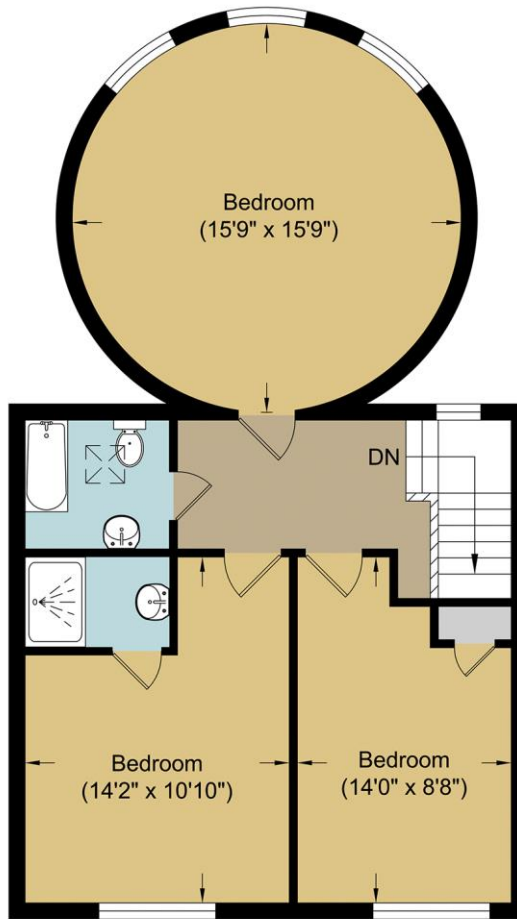
Hode Oast Cottage is situated in an exclusive hamlet of character houses with a friendly community. There are many lovely country walks on your doorstep, ideal for walking the dog or a bike ride. Being close to Bridge, it's very handy to visit the village pub/restaurants and the local shops.

We will miss the house for many reasons, but most of all we will remember the happy family parties we have held in the lovely garden.





Ground Floor  
Approximate Floor Area  
570.48 sq. ft.  
(53.00 sq. m)



First Floor  
Approximate Floor Area  
580.39 sq. ft.  
(53.92 sq. m)

TOTAL APPROX FLOOR AREA 1150.87 SQ. FT. (AREA 106.92 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>55</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	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Important Notice:  
 In accordance with the Property Misdescriptions Act (1991) 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.