



Freehold



33 New House Lane, Canterbury CT4 7BH

- Recently Renovated Detached Property
- Built In The Early 1900's
- High Specification Modern Kitchen
- Newly Installed Bathroom & Ensuite
- Open Plan Family Living Area & Additional Reception
- Elegant Décor & Stylishly Dressed
- Self-Contained 500 Sq.ft Annexe
- Off Road Parking & Over 100 Ft Rear Garden

SITUATION:

Newhouse Lane is set in a rural location situated less than three miles from the city centre, and just over two miles to Canterbury East train station with its fast links into London.

The cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the

high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

A splendid detached three-bedroom property built in the early 1900's and has recently seen many improvements which include a new high specification kitchen, new bathrooms and beautiful décor throughout.

The light and airy property has been extended over the years and now offers almost 1400 sq.ft of open plan living space with an exceptionally well configured and beautifully dressed first floor. The property also benefits from off road parking and a striking 100 ft rear garden which includes a self-contained annexe.

Every effort has been made to ensure the property is energy efficient by installing underfloor heating, extra insulation, double glazing and a new combi boiler. The front door sits neatly underneath a canopy and opens into an entrance lobby which in turn opens into a vast open plan living area, with views straight through to the garden.



The space is configured to offer a relaxed seating area overlooking the countryside views through the bay window, whilst a dining area is adjacent. The kitchen has been recently fitted by a local joiner; simple handleless units combined with slimline resin stone work tops deliver a minimalist finish. All main appliances are integrated including a dishwasher, double oven and a stylish inset sink with Quooker tap. The kitchen expands into the conservatory which feels very much part of the main house and has French doors to the garden.

The space is complemented by a utility area and cloakroom both of which are discreetly hidden behind a kitchen cabinet door. The downstairs space is further enhanced by an additional reception room which has a woodburning stove and solid oak flooring.

Stairs rise to the first floor where one will find a well appointed bathroom and three double bedrooms, all of which have incredible views.

The dual aspect main bedroom has stylish

built in wardrobes and an ensuite shower room enclosed by pocket door.

OUTSIDE:

The south easterly facing garden is over 100ft long and has been beautifully landscaped. French doors leads to a vast porcelain patio which has plenty of room for alfresco dining and enjoying the hot tub, which is being included in the sale of the property. The garden is mainly laid to lawn with a tree lined pathway leading down to raised beds ideal for growing herbs and vegetables.

ANNEXE:

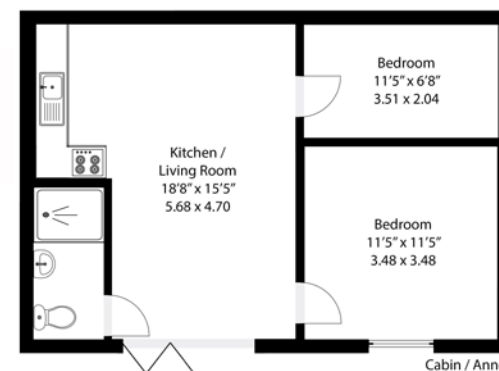
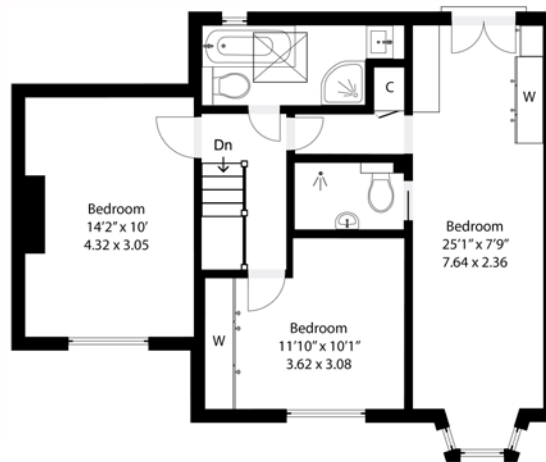
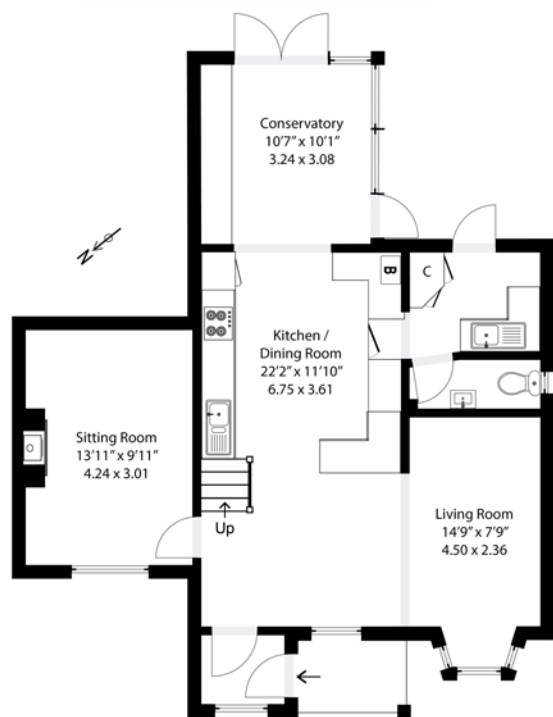
At the foot of the garden there is a well-constructed wood cabin which incorporates a kitchenette, shower room, open plan living area and separate bedroom. Solid oak bi-fold doors open onto the decked veranda, which looks back at the garden. This is ideal for a relative or teenager looking for independence, alternatively as a holiday let business opportunity.











TOTAL FLOOR AREA: 1863 sq. ft (174 sq. m)
 HOUSE: 1351 sq. ft (126 sq. m)
 ANNEXE: 512 sq. ft (48 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 House:F - Annexe:A



GENERAL INFORMATION
 All services are mains connected

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