



May Cottage, London Road, Dunkirk ME13 9LG

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## May Cottage, London Road, Dunkirk ME13 9LG

- Delightful Semi-Detached Period Cottage
- Three Bedrooms & Updated Bathroom
- Wood Burning Stove In The Charming Sitting Room
- Bursting With Character & Original Features
- Opportunity To Extend – Drawings Available
- Detached Vaulted Garage – Annexe Potential STPC
- Ample Off-Road Parking & Generous Rear Garden
- Moments From The Cathedral City Of Canterbury

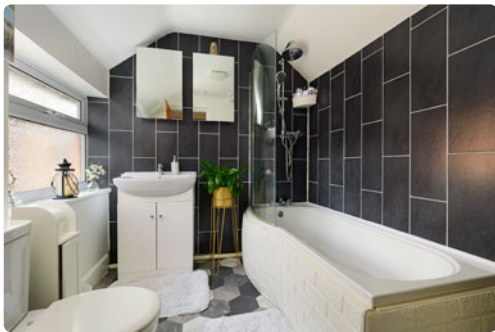
### SITUATION:

May Cottage is situated in the popular village of Dunkirk. It is perfectly located central to Faversham, Whitstable and Canterbury, all of which are approx. five miles away. Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community. Dunkirk is close to the A2 which gives easy access to the motorway network.

There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high speed link to London St Pancras. The nearby town of Faversham has a thriving High Street with a variety of independent

traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries. Whitstable seaside town is approx. six miles from Courtenay Road, a bustling high street with independent retailers, coffee shops and eateries. The harbour has an array of market stalls, busy bars and sea food restaurants and it is twinned with an array of water sports, pebble beach and stunning sunsets.



#### DESCRIPTION:

A delightful semi-detached cottage dating back to the early 1900's and bursting with period charm and creative décor.

There is almost 1000 sq.ft of well appointed accommodation, however the current owners have explored extending the rear of the property creating a large open plan kitchen diner with separate utility room, planning has been approved and drawings available to view.

The property benefits from a large, vaulted garage, off road parking for several cars, as well as a beautifully landscaped rear garden which has an abundance of rose bushes and fruit trees.

The façade is an attractive mix of clay hung tiles, red brick and a Kent peg tiled roof, the front door sits beneath a pitched canopy and opens into a convenient lobby with an area for coats and shoes.



To the right there is a charming sitting room with stripped pine flooring and a woodburning stove which is nestled within the exposed brick chimney breast.

The kitchen breakfast room has an array of solid wood units with room for free standing appliances, a butler sink over looks the garden whilst in the far corner there is a walk-in larder.

The downstairs space is further enhanced by a well-appointed family bathroom with shower over bathtub, the current owners have made many enhancements here including underfloor insulation and new flooring.

To the first floor there are two bedrooms, the main bedroom has a cast iron fireplace and wardrobe built into the alcove, whilst the second bedroom has a bifold door allowing for a small double bed.

The second floor is currently used as an office/dressing room, the space is almost 16ft wide and would be ideal for children sharing or a teenager needing their own space.

#### OUTSIDE:

A stable door from the kitchen opens into the courtyard which feels private and peaceful and sits between the utility room and garage. If the extension was created it would join both the utility and garage and incorporate the current kitchen creating a large open plan family space.

The garden is mainly laid to lawn and is bordered with rose bushes and fruit trees, there is a raised decked area which is the perfect spot to enjoy a glass of wine in the evening sunshine.

The garage has a vaulted roof and could be converted into a small annexe for a relative or holiday let. STPC







TOTAL FLOOR AREA: 1199 sq. ft (111 sq. m)  
 HOUSE: 947 sq. ft (88sq. m)  
 GARAGE: 252 sq. ft (23 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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