



Mill View, Maypole Lane, Hoath, Canterbury CT3 4LJ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Mill View, Maypole Lane, Hoath, Canterbury CT3 4LJ

- Detached Characterful Cottage
- Bursting With Period Features
- Exposed Beams & Inglenook Fireplaces
- Opportunity To Enhance & Modernise
- Set Within 0.15 Acres Of Grounds
- Off Road Parking For Several Cars
- Potential To Build Another House On Plot STPC
- Close To The Thriving Seaside Town Of Hernebay

SITUATION:

Mill View is situated on a quiet country lane in the village of Hoath. This charming rural village is approximately seven miles to the northeast of Canterbury and is surrounded by some outstanding countryside, which provides many footpaths and bridleways ideal for rambling or riding.

Hoath has a small primary school, a village hall, The Holy Cross Church and The Prince of Wales public house. These all provide a real sense of community for the village and offer a variety of clubs including a gardening club, the Women's Institute, a playgroup, a youth group and toddlers group.

The property is also close to the village of Chislet, which has a wonderful pub, The Gate Inn, and a primary school.

The seaside town of Whitstable (four miles away) is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a

variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high speed service to St Pancras.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities. The city also 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.



DESCRIPTION:

A detached characterful cottage bursting with period charm which includes exposed beams, inglenook fireplaces and latch keys doors. Mill View is set with 0.15 acre plot which includes off road parking for several cars and an established garden, there is potential for another house to be built on the land, STPC with excellent access from Maypole Lane.

The property has been with one family for over forty years who have embraced its heritage and sympathetically extended it to offer an additional reception room overlooking the garden, there is however an opportunity to enhance and modernise the property.

The façade of the property is a mixture of pale render, timber framed windows and a Kent peg tiled roof. The handsome oak front door is set beneath a tiled, timber framed canopy and opens directly into a charming living room.



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The living room is adorned with exposed beams and a magnificent ingle nook fireplace which encompasses a wood burning stove, this in turn heats the water and central heating economically and efficiently.

The ground floor has a kitchen breakfast room which leads through to a conservatory. There is an additional reception room which forms part of the extension and works well as a formal dining area with French doors to the garden.

There are two bedrooms to the first floor whilst the bathroom is located on the ground floor.

OUTSIDE:

Mill View is set within 0.15 acres of grounds which includes gardens to the southwest of the cottage where one will also find several parking spots.

There is a picket fence bordering the front of the property with a little gate leading to the front door.

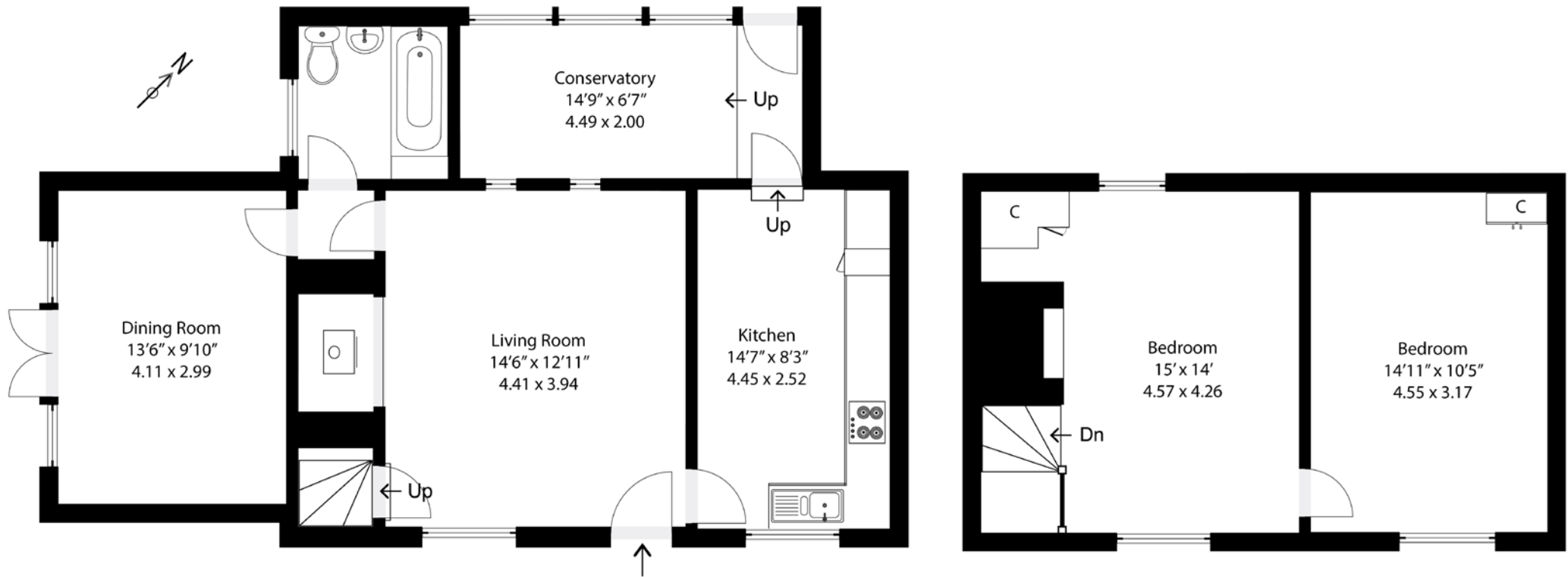


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1033 sq. ft (96 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
Electric heating & Mains drainage

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