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The Old Butchers Shop, Easole Street, Nonington CT15 4HE

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION



Freehold



## The Old Butchers Shop, Easole Street, Nonington CT15 4HE

- Characterful Semi Detached Cottage
- A Wealth Of History & Period Features
- Vaulted Ceilings & Exposed Beams
- Artistically Presented Throughout
- Kitchen Breakfast Room With French Doors
- Two Double Bedrooms
- Generous Rear Garden & Driveway
- Rural Village With An Abundance Of Walks

### SITUATION:

The village of Nonington has an active community with a village hall, local pub and a primary school, whilst the nearby village of Aylesham offers a wider range of local services, including several shops and businesses and a mainline station. Nonington is surrounded by some truly beautiful countryside, with plenty of walks and footpaths, including the grounds of the beautiful Fredville Park surrounded by its ancient oak trees, making this an ideal location for anyone who enjoys the outdoors.

The cathedral city of Canterbury is approx. 10 miles away and 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. 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.

The historic market town of Sandwich is just 7 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



#### DESCRIPTION:

A characterful, semi-detached property which holds a wealth of history and is bursting with spectacular original features which include vaulted ceilings, exposed beams and latch key doors.

The current owners have enhanced the property with artistic décor, creative fixtures and minimalistic presentation, giving the property a wonderful sense of light and space.

The Old Butchers Shop dates back to the 18th century and served as the local butchers until the 1970's, from which the property then became a furniture and antiques restoration workshop, it was then converted in 1997 into a unique and particularly beautiful residential dwelling.

The property occupies a generous plot which includes a driveway to the front and a large lawned rear garden. The façade of the

property mainly consists of exposed flint and dark framed windows which form the oldest part of the building, to the right the exterior brickwork is painted and there is an intricate wooden sash window and main front door.

The door opens into a stylish sitting room with French doors to the rear garden and fine quality wood effect flooring which has been laid seamlessly throughout. To the right there is a ground floor bedroom or alternatively an additional reception room which could be used as a home office.

The kitchen breakfast room is flourishing in period features which include magnificent high ceilings dressed in exposed beams and the original wooden hoist. There is an array of wall and floor units with contemporary black handles which integrate a cooker, hob, fridge freezer and dishwasher.

The ground floor accommodation is further enhanced by a well-appointed family bathroom which comprises of quadrant shower, basin and WC.

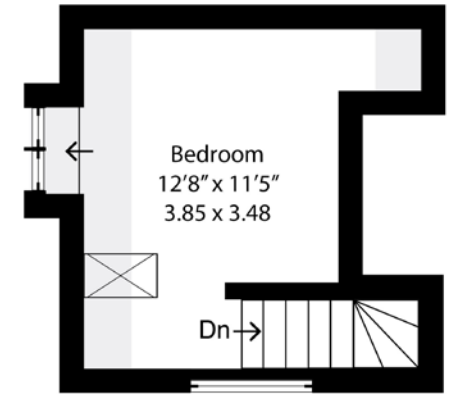
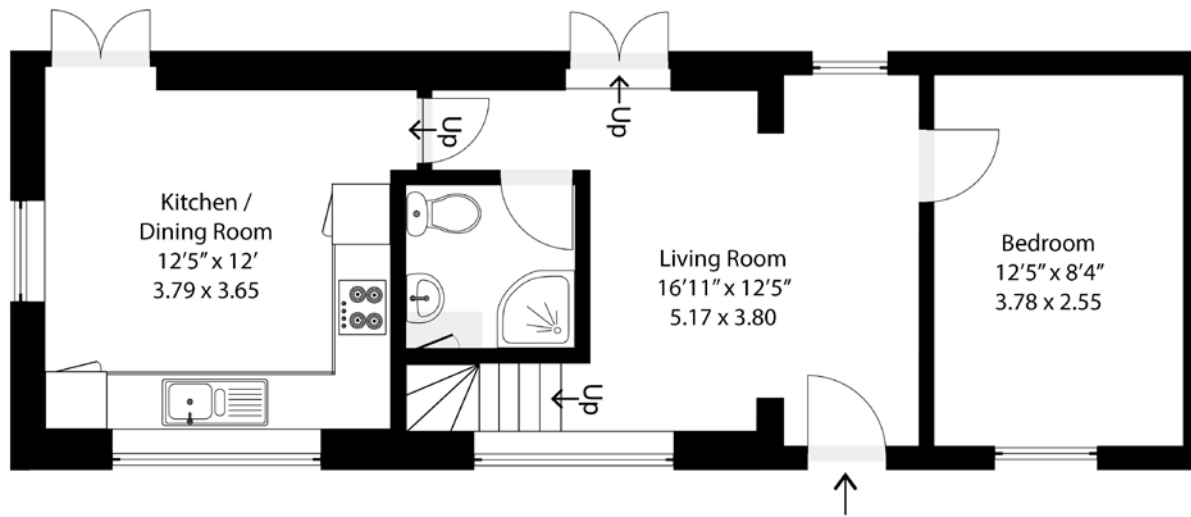
The main bedroom is on the first floor and has a glass internal window which overlooks the wooden hoist and the kitchen, whilst the main window has views of the garden.

#### OUTSIDE:

The garden can be reached via either set of French doors leading from the sitting room or kitchen, it is mainly laid to lawn with a raised patio area perfect for enjoying the late evening sunshine and is enclosed with fencing.

There is access to the front via a gate which would bring you round to the driveway at the front of the property.





TOTAL FLOOR AREA: 564 sq. ft (52 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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