



FOUNDATION

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1 Vine Cottage, Patricbourne, Canterbury, CT4 5BX

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold



## 1 Vine Cottage, Patrixbourne, Canterbury, CT4 5BX

- Delightful Semi-Detached Cottage
- Recently Renovated & Creatively Presented
- Bright & Airy Open Plan Living Area
- Contemporary Kitchen With Many Appliances
- Two Double Bedrooms & Large Bathroom
- Parking For Two Cars, Courtyard & Front Garden
- Semi-Rural Location Just Three Miles To Canterbury
- Walking Distance To Train Station & Bus Stop

### SITUATION:

The property is situated in between the charming village of Patrixbourne and its neighbouring village of Bekesbourne, approximately three miles from the cathedral city of Canterbury.

The villages are surrounded by beautiful rolling countryside, including Howletts Wildlife Park, and is ideal for those who enjoy outdoor pursuits. Bekesbourne is served by a train station with a regular service from Dover to London Victoria (via Canterbury East), a village hall with numerous clubs and societies, a recreation ground, playground and sports field.

Chalkpit Farm is also nearby and offers a superb rural shopping experience, with a variety of businesses including a coffee house, fine food deli and a veterinary surgery. Patrixbourne also enjoys excellent access to the city of Canterbury and good access to London via the nearby A2/M2 motorway network.

The neighbouring villages of Bridge (approx. 1.5 miles) and Littlebourne (approx. 2 miles) both offer good local services including primary schools, village stores, churches and doctors' surgeries.

The nearby city of Canterbury offers a superb range of shopping, leisure and recreational amenities including the White Friars Shopping Centre and a vibrant and bustling High Street with a good mix of high street brands, independent retailers, cafes and restaurants.

Canterbury also offers an excellent choice of educational amenities including state and private schools and three universities. The city is served by two mainline stations with the high speed rail link to London St. Pancras running from Canterbury West station.



#### DESCRIPTION:

A delightful semi-detached cottage dating back to the early 1900's and then sympathetically renovated in 2021 to a exceptionally high standard using fine materials and quality craftsmanship.

Locally listed and set within a conservation area the exterior is still very much in keeping with its original façade yet has been significantly enhanced with new timber framed, double glazed sash windows, detailed brick work and an oak front door painted in a pretty pale green.

Situated in the sought after village of Patricbourne, neighbouring Bridge and Bekesbourne, both of which have an abundance of eateries and local amenities; however, its particularly convenient for the Cathedral city of Canterbury just three miles away.



One vine cottage benefits from off road parking, a long lawned garden in addition to a perfectly peaceful and private courtyard found at the rear.

The interior has been thoughtfully designed to create a bright and airy open plan living area with clear division for cooking, dining and relaxing.

The kitchen has an array of wall and floor units integrating all main appliances which include a dishwasher, washing machine, oven, hob, and fridge freezer, the space is finished with wood effect work tops and a stainless-steel sink and mixer tap.

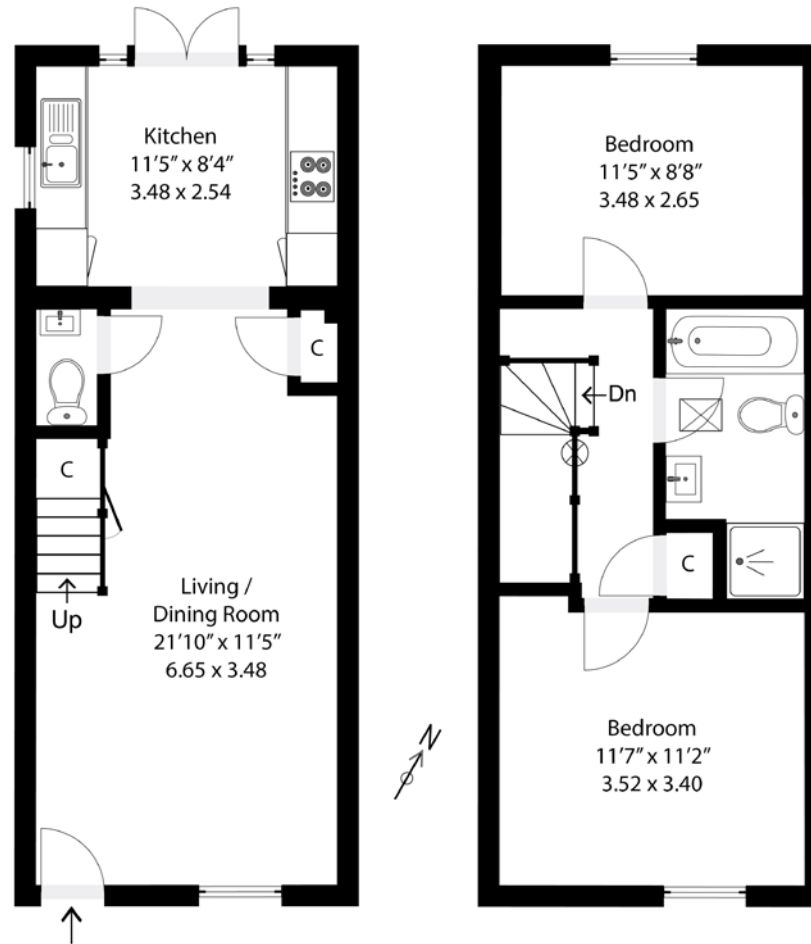
French doors lead to the courtyard whilst within the ground floor space one will find a small cloakroom built underneath the stairs.

To the first floor there is a galleried landing leading to two double bedrooms and a well-appointed family bathroom which comprises of a separate shower, bath, basin and WC.

#### OUTSIDE:

To the front of the property there is parking for two cars, whilst a picket fence encloses the lawned front garden, a pathway leads to the main front door, with colourful borders sitting directly in front of the cottage.

From the French doors in the kitchen there is a private and exceptionally peaceful courtyard which has raised beds and is mainly laid with patio stones.



TOTAL FLOOR AREA: 710 sq. ft (66 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
Mains electric, water and drainage

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