



FOUNDATION

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149 Rough Common Road, Rough Common, Canterbury CT2 9BS

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold

149 Rough Common Road, Rough Common, Canterbury CT2 9BS

- Artistically Presented Semi Detached Family Home
- Creatively Extended With Open Plan Living Area
- Parquet Flooring & Full Height Entrance Hall
- Three Double Bedrooms & Two Luxury Bathrooms
- Over 100 Ft Landscaped Rear Garden
- Detached Garage & Large Sweeping Driveway
- Close To Blean Primary & Excellent Secondary Schools
- Surrounded By Woodland Walks & Village Amenities



Rough Common is a charming village located on the outskirts of Canterbury, Kent. It offers a peaceful rural setting while being close to the city center, it has a strong community feel with the village hall organising local events and clubs. It is surrounded by beautiful woodlands and fields, and is perfect for outdoor activities. The area also provides good local schools, which includes Blean Primary, with secondary schools and private education within easy accessibility. Blean is a charming and peaceful village and neighbours Rough Common.

The nearby city of Canterbury, renowned for its UNESCO World Heritage status, is a short drive away and offers a wealth of history, culture, and shopping opportunities. The iconic Canterbury Cathedral is a must-visit landmark, and the city is also home to a wide variety of independent shops, restaurants, and cafes. The cobbled streets and picturesque medieval buildings create a charming setting, with cultural events, festivals, and theatre productions adding to

the vibrant atmosphere. Canterbury offers a large selection of education which include a variety of academy, grammar and private schools, alongside three universities.

For those who enjoy outdoor activities, the coastal town of Whitstable is just a short drive away, offering beautiful beaches, scenic walks along the coastline, and a thriving maritime culture. Whitstable is famous for its oysters and has a selection of excellent seafood restaurants, as well as a range of boutique shops and art galleries. The town's relaxed vibe and lovely harbour make it a popular spot for both locals and visitors.

The area also boasts excellent transport links, with easy access to the A2 and mainline train stations in both Canterbury and Whitstable, offering direct routes to London in under an hour. Additionally, the proximity to the countryside provides plenty of opportunities for outdoor pursuits, including cycling, hiking, and nature walks, making Rough Common a truly desirable location to call home.



DESCRIPTION:

An artistically presented, three-bedroom, semi-detached family home occupying a generous plot, which includes an extensive driveway and beautifully landscaped 100ft rear garden.

The property was built in the 1950s and thoughtfully extended in the 1980s, it now offers almost 1400 sq. ft of beautifully configured accommodation, which includes a wonderful open-plan living room with French doors leading to the garden.



The current owners have an eye for detail and a flair for interior design, which is evident in the artistic finish of this family home. They have made many enhancements that complement the full-height ceilings, parquet flooring, and desirable layout.

The front door opens into an entrance lobby, ideal for keeping boots and shoes. This, in turn, leads to a bright and airy entrance hall with stairs to the first floor, to the left there is

a charming lounge, complete with parquet flooring.

To the rear of the property, the dual aspect living room expands out to the garden via the French doors, although fully open there is clear division for dining and area for relaxing/working. The kitchen sits to the left and could be fully opened into the space, giving a fully open plan kitchen dining room..

The entrance hall has double-height ceilings, and the staircase ascends to the first floor, where you will find a spacious landing leading to three double bedrooms and a well-appointed family bathroom. The bathroom has recently been updated and includes a shower over the bath, a WC, and a basin. The gloss wall tiles, and hexagonal tile-effect flooring add another depth of creativity.

The main bedroom benefits from a luxury en-suite shower room and fitted wardrobes, which create a dressing area.

OUTSIDE:

The property occupies a 0.17-acre plot, which includes a large sweeping driveway and a 100 ft rear garden, mainly laid to lawn and interspersed with established shrubs and young trees.

There is a patio area accessible from the French doors, offering ample space for alfresco dining, whilst the pond attracts additional wildlife. At the far rear of the garden, a gate gives convenient access to the footpath that links with the village hall and playing field.

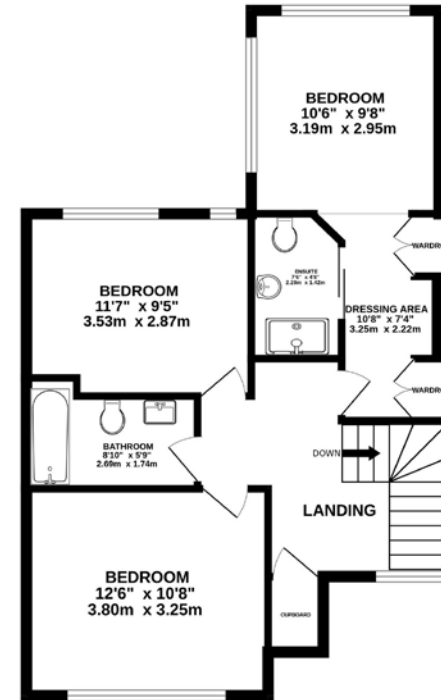
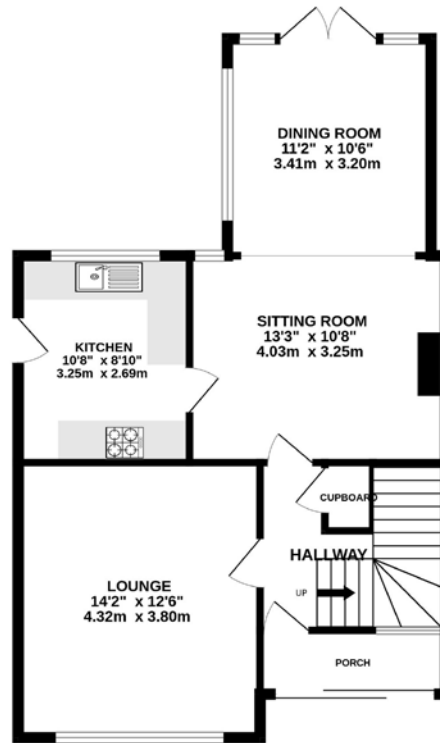
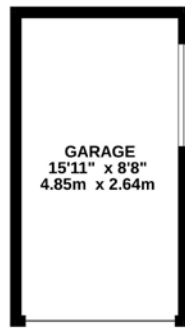
The garage is detached from the property and is currently used as storage but could be converted to offer a home office or hobby room, subject to planning consent (STPC).











TOTAL FLOOR AREA: 1375 sq. ft (127 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connectd

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