



Freehold



## 3 Orchid Cottages, Cockerling Road, Canterbury CT1 3UR

- Two Bedroom Stable Style Cottage
- Open Plan Living Area & Separate Kitchen
- Two Beamed Bedrooms & Upstairs Bathroom
- Communal Garden & Allocated Parking
- Semi-Rural Location Close To Amenities
- Within A Few Miles To The Cathedral City Of Canterbury
- Close To Chartham Village School

### DESCRIPTION:

A charming two-bedroom cottage situated in a semi-rural location in Chartham village, just moments from the Cathedral city of Canterbury.

Once cow sheds, the property was sympathetically converted into three dwellings in 2002. It benefits from a communal garden and off-road parking, whilst being within easy reach of many local amenities.

The façade is a mix of exposed brick, weatherboard, and dark-framed windows, while internally, the property features an open-plan living area that provides ample room for dining and relaxing.

The entrance hall has stairs to the first floor and leads through to the kitchen on the right.

It has been fitted with an array of wall and floor units that integrate all the main appliances, including a cooker, electric hob, dishwasher, and fridge-freezer. There is a butler sink overlooking the front of the property, while the wood-effect worktops and square tiles beautifully finish the space.

The open-plan living area includes an electric stove, which offers additional heating and creates a cosy ambiance. French doors lead to the communal courtyard garden.

On the first floor, there are two double bedrooms with exposed beams, both of which include fitted wardrobes, while the well-appointed bathroom sits between the two and features a rainfall shower over the bathtub, as well as a traditional-style basin and WC.



#### SITUATION:

The property sits on the edge of Chartham Village close to many amenities. The ancient village of Chartham is four miles west of the cathedral city of Canterbury. It is located on the Great Stour River and is surrounded by beautiful countryside and farmland, including apple and pear orchards. It is served by a village hall, a doctor's surgery, a village store, a post office, pubs and a primary school.

There is a railway station with easy access to Canterbury and there is also a regular bus service to Canterbury and Ashford and a cycle path runs along the banks of the river Stour all the way into Canterbury. Chartham village benefits from established local fitness groups such as Pilates, Running, Fitness training and football teams for all ages.

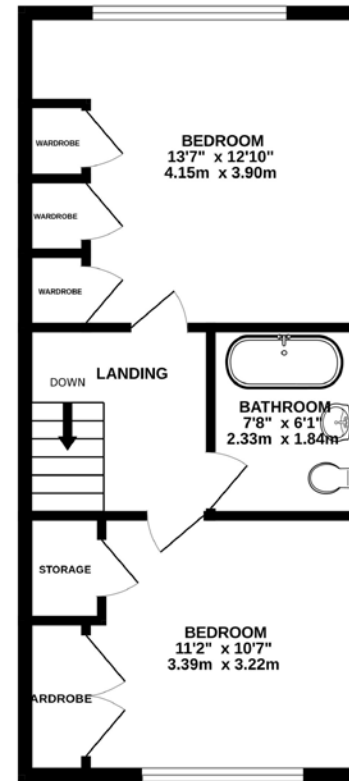
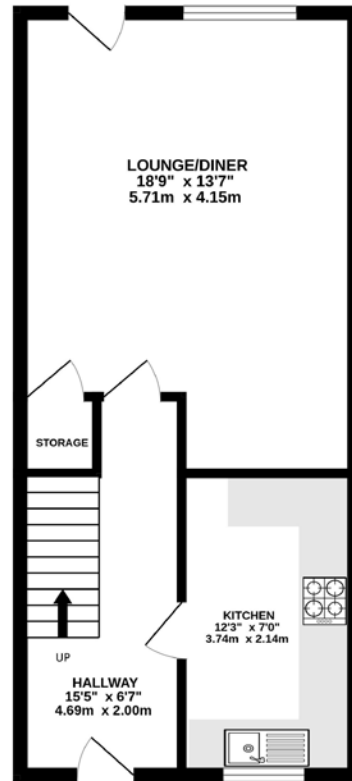
The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as

three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford, approx. 12 miles from Chartham, also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes. The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.

The charming market town of Faversham, 9 miles away, has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, and a museum.





TOTAL FLOOR AREA: 844 sq. ft (76 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
Electric Only & Mains Drainage

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