



Freehold



Flint Cottage, Old Palace Road, Bekesbourne CT4 5ES

- Enchanting Grade II Listed Detached Cottage
- Sensitively Renovated & Thoughtfully Extended
- Multiple Receptions & Amdega Conservatory
- Two/Three Bedrooms & Two Bathrooms
- Period Features Throughout
- Fireplace With Wood Burning Stove
- Kitchen Breakfast Room Finished With Silestone Worktops
- Set Within Approx. 0.19 Acres Of Beautiful Grounds



SITUATION:

The village of Bekesbourne is surrounded by beautiful countryside and an abundance of walks, but lies only a few miles from the nearby Cathedral city of Canterbury. Woolton Farm has a bar and restaurant whilst Chalkpit farm has a cafe and other independent shops and services.

Bekesbourne village hall is the heart of the community and holds regular coffee mornings, quiz nights and fitness classes. The neighbouring villages of Bridge and Littlebourne, offer good local services including primary schools, village stores, churches, Post Offices, and doctors' surgeries.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, 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, including highly regarded Grammar schools, prestigious 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 seaside town of Whitstable just a short driveaway is renowned for its many independent shops, boutiques, bars and eateries. For the adventurous there is sailing, kayaking, paddle boarding, wild swimming, and fishing as well as a harbour which is bustling stalls offering street food and artisan products. The town boasts a vibrant arts and live music scene and is home to many in the creative industries.



DESCRIPTION:

An enchanting Grade II listed detached cottage, nestled in a quintessentially English setting in the village of Bekesbourne. Flint Cottage dates back to the 15th century and is steeped in history, standing alongside its beautiful neighbours, The Gatehouse and The Old Palace, which served as a home to the Archbishop of Canterbury and the famous author Ian Fleming.

The current owner has sensitively renovated and thoughtfully extended the property, using fine craftsmanship and artistic interior design. The finish is exemplary, featuring bespoke joinery, new replicated hardwood double-glazed windows, a stunning kitchen with silestone worktops, and high-quality bathrooms.

The modern conveniences are perfectly balanced with the property's character, which is evident throughout, including latch-key doors, stained glass, exposed brickwork, and stripped wooden floors.



The façade is idyllic, with a Kent peg-tiled roof, knapped flint work, and beautifully painted windows, all set within an enviable plot of attractive gardens, measuring approx. 0.19 acres..

The handsome front door opens into an entrance hall. To the right, there is a dual-aspect sitting room with timber-framed French doors opening onto the south-facing courtyard.

This space could easily serve as a ground-floor bedroom, due to the convenient shower room located across the hallway.

The dining room features an exposed brick fireplace with a wood-burning stove nestled beneath an oak beam. There is also an external door, offering the possibility of using this room as a formal entrance.

The kitchen breakfast room is finished with an array of units that integrate all main appliances, as well as a Shaws double Butler sink. The space is completed with silestone

worktops and flagstone floor tiles. The kitchen flows into a wonderful Amdega conservatory, with exposed brick walls and handmade sail shades.

On the first floor, there are two double bedrooms and a well-appointed bathroom. Both bedrooms offer desirable views from their windows, and each provides ample fitted wardrobe space.

OUTSIDE:

Flint Cottage occupies a beautiful plot of approx. 0.19 acres, with a driveway leading to a garage that offers plenty of storage for wood logs and garden tools. To the side, there is a small meadow with a raised bed, perfect for growing vegetables.

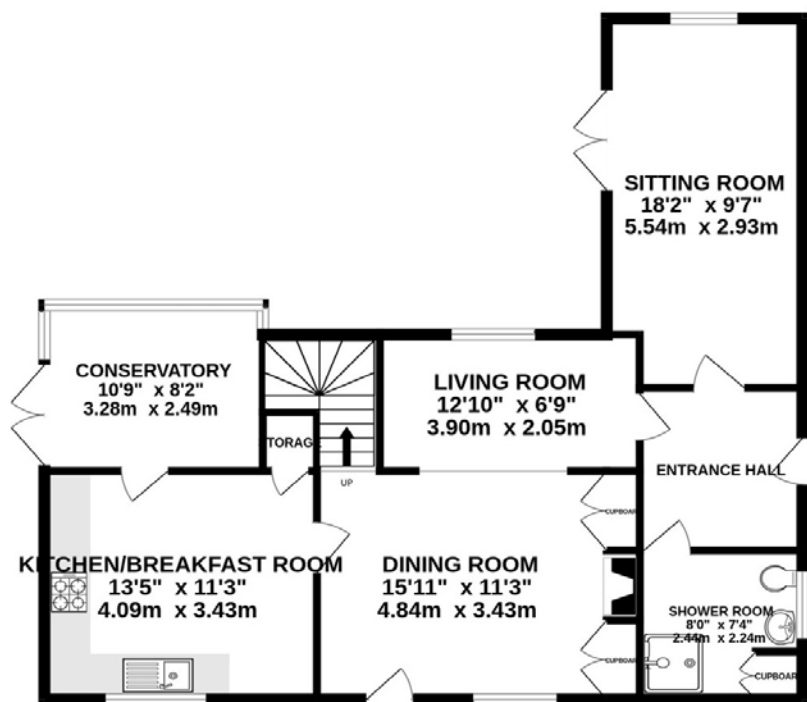
To the front of the house, the garden is predominantly laid to lawn, interspersed with established shrubs and colourful borders. This leads around to the walled courtyard, which can also be accessed from the conservatory and sitting room.



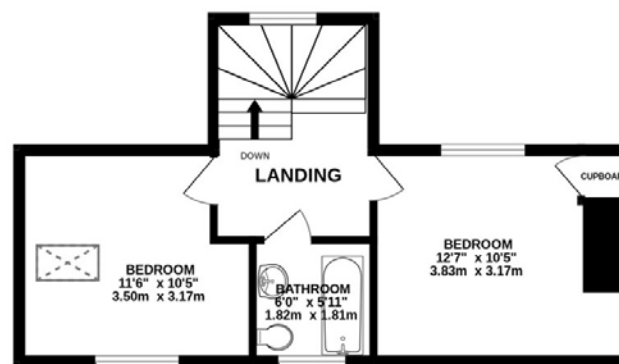




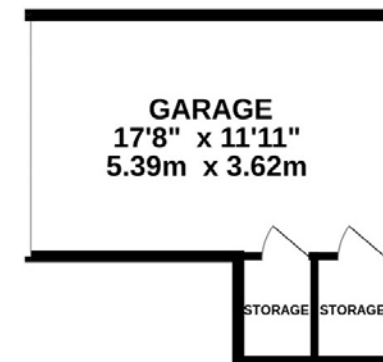




GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA:
1434 sq. ft (133 sq. m.)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All main services are connected. The property is Grade II Listed.

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