



Church Hill, Canterbury, Kent, CT2

£450,000 *Freehold*

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A charming well presented property which is situated in a small, gated mews-style development in the village of Harbledown, this three bedroom property has a private spot at the end of the mews and is close to Canterbury City Centre. The property offers spacious accommodation which includes an open plan living and dining area, separate kitchen, cottage garden, garage and car port.

KEY FEATURES

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Canterbury

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As you walk in the door it immediately feels more spacious than you might have otherwise predicted. Designed to offer more room than a traditional cottage, Keepers croft has an open plan living and dining room with a brick built fireplace, plenty of windows bring the light in. From the dining area French doors open onto the low maintenance garden, which has been laid to lawn with an attractive slate area, and trees over a good amount of privacy.

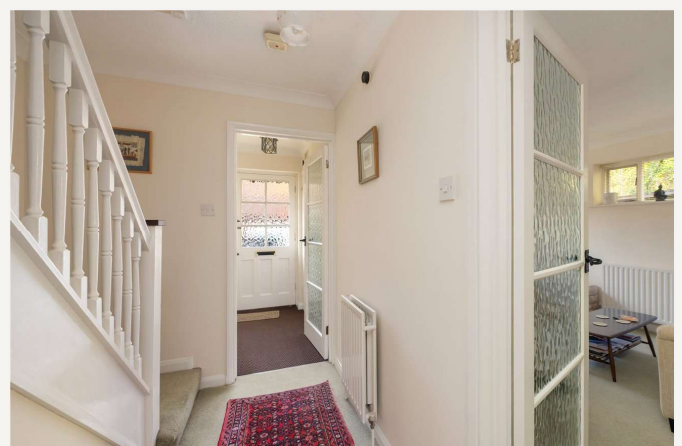
The Kitchen is separate and offers a large range of units and storage and has room for a small table and chairs too and has some integrated appliances. On this floor there is also a downstairs cloakroom, and cupboard housing the boiler.

Upstairs there are two double bedrooms and a single bedroom. The main bedroom is light and spacious with inbuilt wardrobes, the second bedroom is also double in size and the third bedroom is a large single room. There is a spacious bathroom with both a bath and separate shower.

At the front of the property is a shared gravel courtyard which gives access to both a garage and an allocated carport that belong to the property. The attractive frontage has a low level brick wall and lawned area adjacent to the pathway leading to the entrance.

This 'best of both Worlds' has no doubt given rise to the village's popularity with professionals and families alike; all the charms of village living, country walks and an active community, yet the city centre, Canterbury West mainline station with its high speed services to London and the A2/M2 are all within close proximity, whilst there are several schools and parks/playing fields within a short walk.

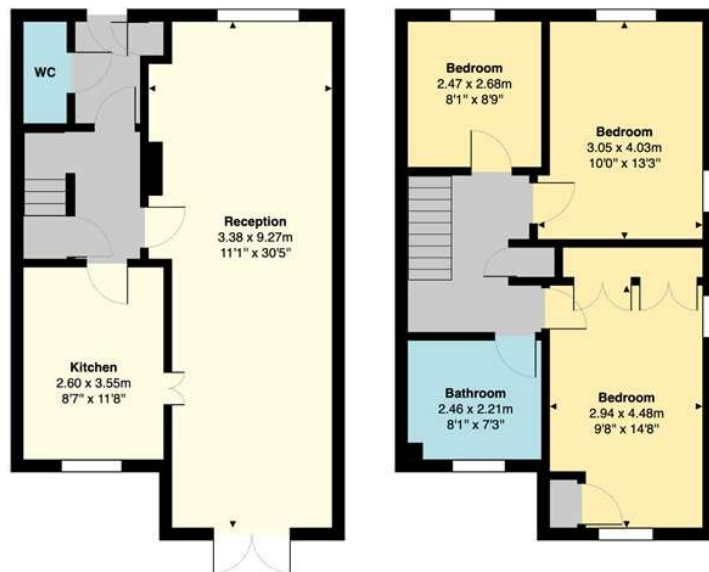
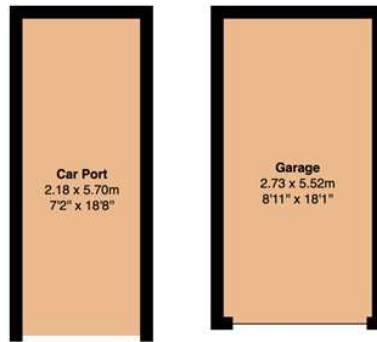
Harbledown is an ancient parish with two churches, a smart





MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D



Total Area: 125.6 m² ... 1352 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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