Situation

Pound Lane is extremely well situated and in a highly sought after location, close to the Westgate Towers. It is within easy reach of Canterbury West station, the University of Kent and the city centre.

The cathedral city of Canterbury is a vibrant and cosmopolitan city with a thriving city centre 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, ranging from Grammar schools to well regarded 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. Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding.
Description
This charming period cottage dates back to the 1850’s and sits in a stunning location opposite a weir, on a pretty corner and enjoys views of the Cathedral. The property was formerly two cottages and we feel could be reconfigured to create two bedrooms.

It is entered via the rear of the property, either via a porch into the living room or directly into the kitchen. There is an open plan living/dining room across the front of the cottage partly divided by some remaining studding and the chimneybreast. It is a lovely light room being southerly facing and having four double glazed timber sash windows. It has a rear porch that may have potential to convert into a cloakroom. The dual aspect kitchen which is a quirky, irregular shape has a good range of wall and base units, with additional shelving. It has a quarry tile floor with space and plumbing for a washing machine and space for a gas cooker and a fridge-freezer.

Stairs from the dining room lead up to a good sized landing with room for a desk and benefitting from a very large cupboard/wardrobe. The bedroom and the landing both have wonderful views across the town to the Marlowe and the Cathedral. The bedroom is a good sized double with a dual aspect. The bathroom has a panelled bath with an electric shower over, a W.C and a wash basin. There is also an airing cupboard housing a new combi boiler.

Outside
The property has a small courtyard with a tap, a brick outbuilding and a shed. We feel that there is potential to link the porch and kitchen, which subject to the relevant consents, could provide a useful utility room. There is room for a table and chairs and some pot plants. * The garden is extended to enclose a parking space. This is rented at a current quarterly rent of £156. Double gates lead onto a driveway which provides access to the road and a further area of parking where, we understand further space can be rented if desired.

TENURE: FREEHOLD
Approx. Area: 70.2 sq. metres (756 sq. feet)  Council Tax Band: C  EPC Rating: E

General Information: All mains services connected. * We understand that the rented parking/garden extension is transferable to the new owners, but we would advise any interested parties to make relevant checks themselves before proceeding.

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Property Services is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 07139236. Registered Address: The Gatehouse, Brenley Lane, Brenley, Kent, England ME13 9LU.

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