



**Forsyth Cottage, The Street, Woodnesborough, CT13 0NF
Offers In The Region Of £400,000**

A truly beautiful looking three bedroom home with a generous sized rear garden, parking for several cars and boasting charm & character. Built circa 1950's but with a much earlier period styling with its 'chocolate box' facade.

The property really has such curbside appeal with its leaded light windows, patterned brickwork and timbers.

Internally, the accommodation comprises a kitchen/dining room, dual aspect living room, three first floor bedrooms and a bathroom.

Parking is courtesy of a driveway which leads to a garage and the rear garden is in excess of 100ft in length and is mainly laid to lawn with a variety of trees, plants and shrubs, vegetable plot and greenhouse.

The only way to fully appreciate this fine example is by internal viewing so call Regal Estates to make your appointment.



Entrance:

Door to:

Hallway:

Stairs to the first floor landing with cupboard under, wood panelling to the walls, period leaded-light windows to the front and doors to:

Kitchen/Dining Room:

20' x 8' widening to 9'10" in kitchen area (6.10m x 2.44m widening to 3.00m in kitchen area)

Fitted units with work-surface over and sink unit. Electric oven and hob, integrated fridge-freezer, plumbing for washing machine, window to the rear over-looking the garden, stable door to the side. Leaded-light window to the side in dining area and pine panelling.

Living Room:

1'7" x 11' (0.48m x 3.35m)

Fireplace with log-effect gas fire, ceiling beams, period leaded-light windows to the front and French doors to the rear.

First Floor Landing:

Built-in airing cupboard, loft access and doors to:

Master Bedroom:

11' x 11' (3.35m x 3.35m)

Period leaded-light window to the front.

Bedroom 2:

11' x 8'6" (3.35m x 2.59m)

Period leaded-light windows to the rear.

Bedroom 3:

12' maximum x 8' reducing to 5ft (3.66m maximum x 2.44m reducing to 1.52mft)

Built-in wardrobe, wood panelling to the walls and period leaded-light windows to the front.

Bathroom:

Panelled bath with shower attachment, pedestal wash hand basin, wall tiling and window to the rear.

Exterior:

Frontage:

Driveway offering plentiful parking and garage with remote 'up and over' door.

Rear Garden:

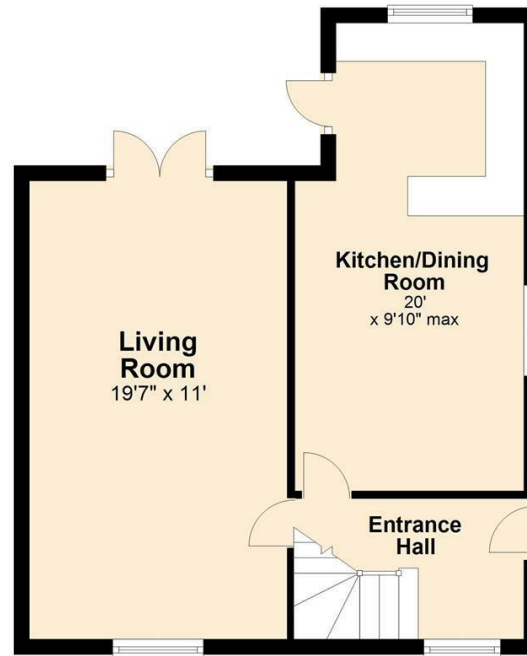
Generous size rear garden, mainly laid to lawn with paved patio and allotment/vegetable patch, variety of trees, plants and shrubs.

Dover District Council:

Council Tax Band: E

Ground Floor

Approx. 468.8 sq. feet



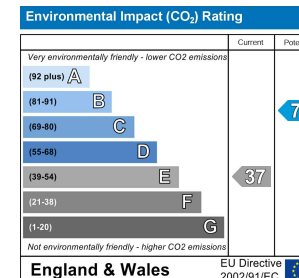
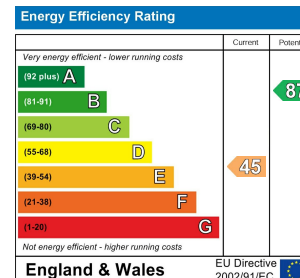
First Floor

Approx. 416.8 sq. feet



Total area: approx. 885.6 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only. Plan produced using PlanUp.



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

15 Market Street, Sandwich, Kent, CT13 9DA

Tel: 01304 611227 | sandwichsales@regal-estates.co.uk | www.regal-estates.co.uk

