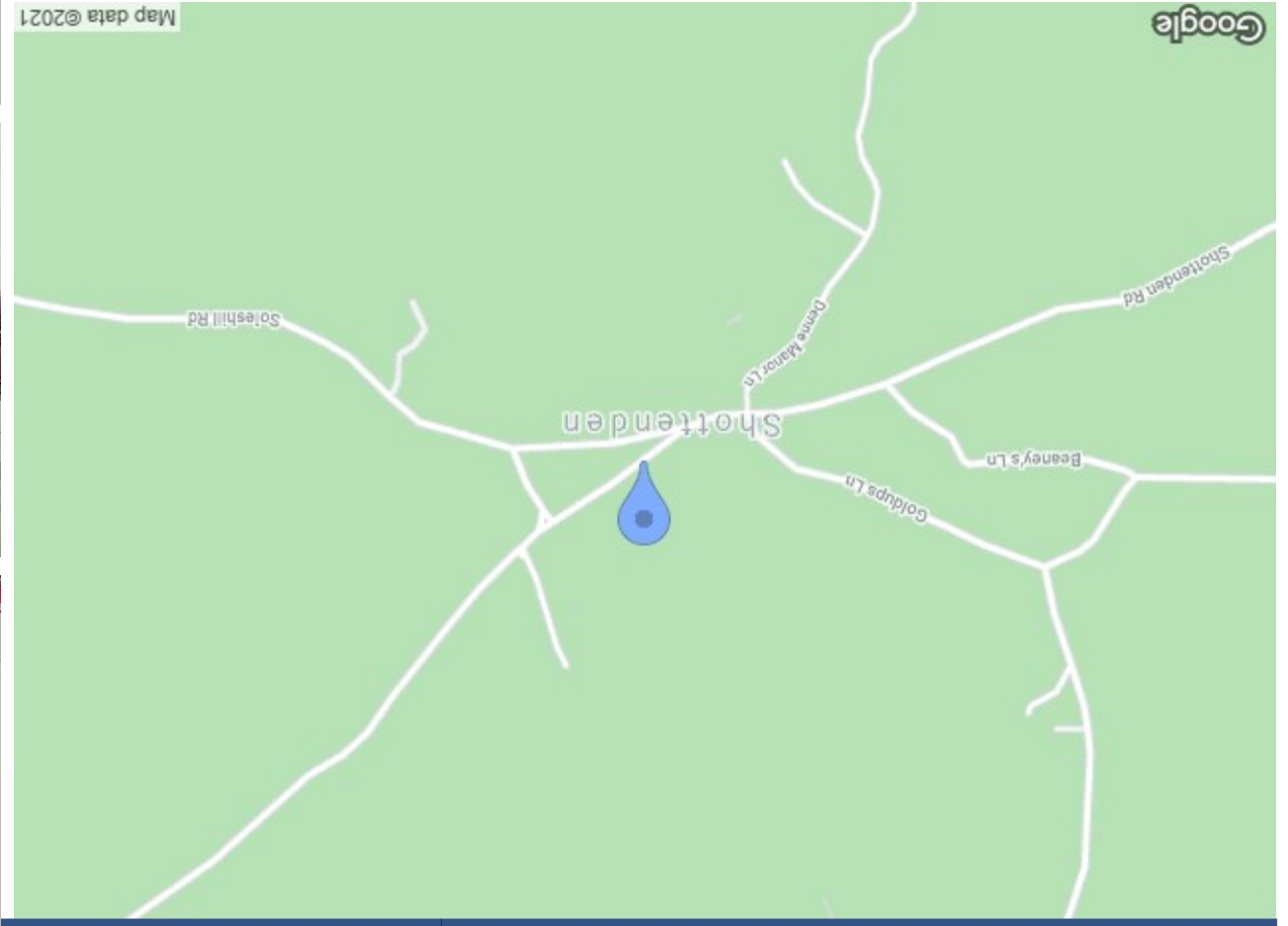


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (45-54)
Low energy efficiency - higher running costs	E (39-44)
Low energy efficiency - higher running costs	F (21-38)
Low energy efficiency - higher running costs	G (1-20)



**1 LOWER ROAD STONE STILE ROAD**  
**CANTERBURY**

**miles & barr**  
YOUR PROPERTY AGENT

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
t: 01227 200600 e: canterbury@milesandbarr.co.uk

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**1 LOWER ROAD STONE STILE ROAD**  
**CANTERBURY**

**OFFERS IN EXCESS OF £350,000**



- Delightful End Of Terrace Cottage
- Popular Village Location
- Open Plan Lounge/Dining Area
- Over Three Floors
- Three Double Bedrooms
- Desirable Location
- Viewing recommended

## ABOUT

Miles & Barr are delighted to be offering this three bedroom end of terrace cottage located in the semi-rural village of Shottenden and within driving distance to Canterbury city centre. The ground floor accommodation comprises of the lounge with a brick surround log burner, open planned dining area and kitchen. To the first floor are two double bedrooms and the family bathroom, following to the second floor with the master bedroom and En Suite. The property is beautifully presented throughout and would make the perfect family home. To the front of the property is a lawned garden whilst to the rear is a lovely garden which is mainly laid to lawn with a patio area. Please call Miles and Barr as the Sole Agent to arrange all viewings

## LOCATION

### LOCAL AREA

The property is situated within 8 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

### SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

### TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## DESCRIPTION

### Ground Floor

Lounge 16'6" x 12'4" (5.03m x 3.76m)

Dining Area 10'3" x 9'1" (3.12m x 2.77m)

Kitchen 10'2" x 7'1" (3.10m x 2.16m)

Garden Room 9'7" x 8'2" (2.92m x 2.49m)

### First Floor

Bedroom One 12'4" x 11'10" (3.76m x 3.61m)

Bedroom Two 10'3" x 9'10" (3.12m x 3.00m)

Bathroom 7'0" x 6'4" (2.13m x 1.93m)

### Second Floor

Bedroom Three 13'4" x 9'5" (4.06m x 2.87m)

En Suite

