

CANTERBURY
Guide Price £450,000 Freehold

WHITNEY HOMES
COASTAL, TOWN & COUNTRY



3 The Oast House
St. Lawrence Forstal
Canterbury
CT1 3PH

SITUATION

The property is conveniently and well placed to take advantage of all the amenities the historical City of Canterbury has to offer, which includes an excellent shopping centre, an array of cafés, shops, bars and restaurants and many cultural interests, including the popular Marlowe Theatre. There's also a nearby Sainsbury's for everyday needs.

Recreational facilities include championship cricket at the Spitfire Ground, St Lawrence, rugby, swimming pool, leisure centre, and an excellent choice of golf courses. Fishing and water sports can be found along the coast. The cosmopolitan town of Whitstable famously known for its oyster is also within easy reach.

There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations, with Canterbury West operating the high-speed train service to London St Pancras in just under an hour.
The Port of Dover and Eurotunnel are easily reached and both provide services to the continent.

DISTANCES

Canterbury: 0.8 of a mile
Dover: 17 miles, Ashford: 15 miles, Whitstable: 9.3 miles
London: 63 miles, (all distances are approximate).







DESCRIPTION

The Oast house is an attractive, GII listed building, which was converted in 1978 into lovely three-bedroom town houses.
Construction is of attractive Flemish bond brickwork, casement and Dorma windows, integral garage under tiled roof.

This beautiful home has been much improved by the current owners which is stylishly and well-presented throughout. Viewing is highly recommended to appreciate this stunning period home.

FEATURES

- **Entrance Hall**: Half glazed hardwood entry door, stairs leading to first floor. personal door to garage/utility room.
- **Kitchen/Breakfast room**: Beautifully fitted kitchen, including integrated appliances such as electric ovens, fridge/freezer, dishwasher, central island with ceramic hob, complimented with Silestone quartz worktops, attractive tiling, exposed beams, stylish flooring, with underfloor heating, French doors opening onto the rear garden.
- **WC**: Hand basin set in a vanity unit, Victorian style brick tiling to walls.
- **First floor**: Stairs rising to second floor.
- **Sitting room :** Spacious room with exposed beams, stylish flooring.
- **Bedroom 1:** Double bedroom, casement window to the front.
- **Family bathroom**: Contemporary and beautifully fitted bathroom suite, which is attractively tilled, to include, WC, large chrome shower rain head over bath, hand basin set on vanity unit, chrome towel radiator.
- **Second Floor**
- **Bedroom 2**: Double bedroom, built in wardrobes.
- **Bedroom 3**: Double bedroom with some restricted height.
- **Gardens:** Enclosed paved garden with variety of shrubs mature trees.
- **Integral Garage/Utility room:** Double timber doors power and light, space and plumbing for washing machine.







REAR GARDENS

The pretty garden is perfect for family BBQ's, entertaining friends or just relaxing with an evening sun downer. The garden is mainly paved with a small lawn area, mature trees and shrubs which provides a blast of colour all year round. The garden is fully enclosed with timber fenced boundary.

PROPERTY INFORMATION

Services: All main services connected
Local Authority: Canterbury City Council
Council Tax Band: E

VIEWINGS

Strictly by appointment through Whitney Homes
Tel: 01303 262853
E: info@whitneyhomes.co.uk







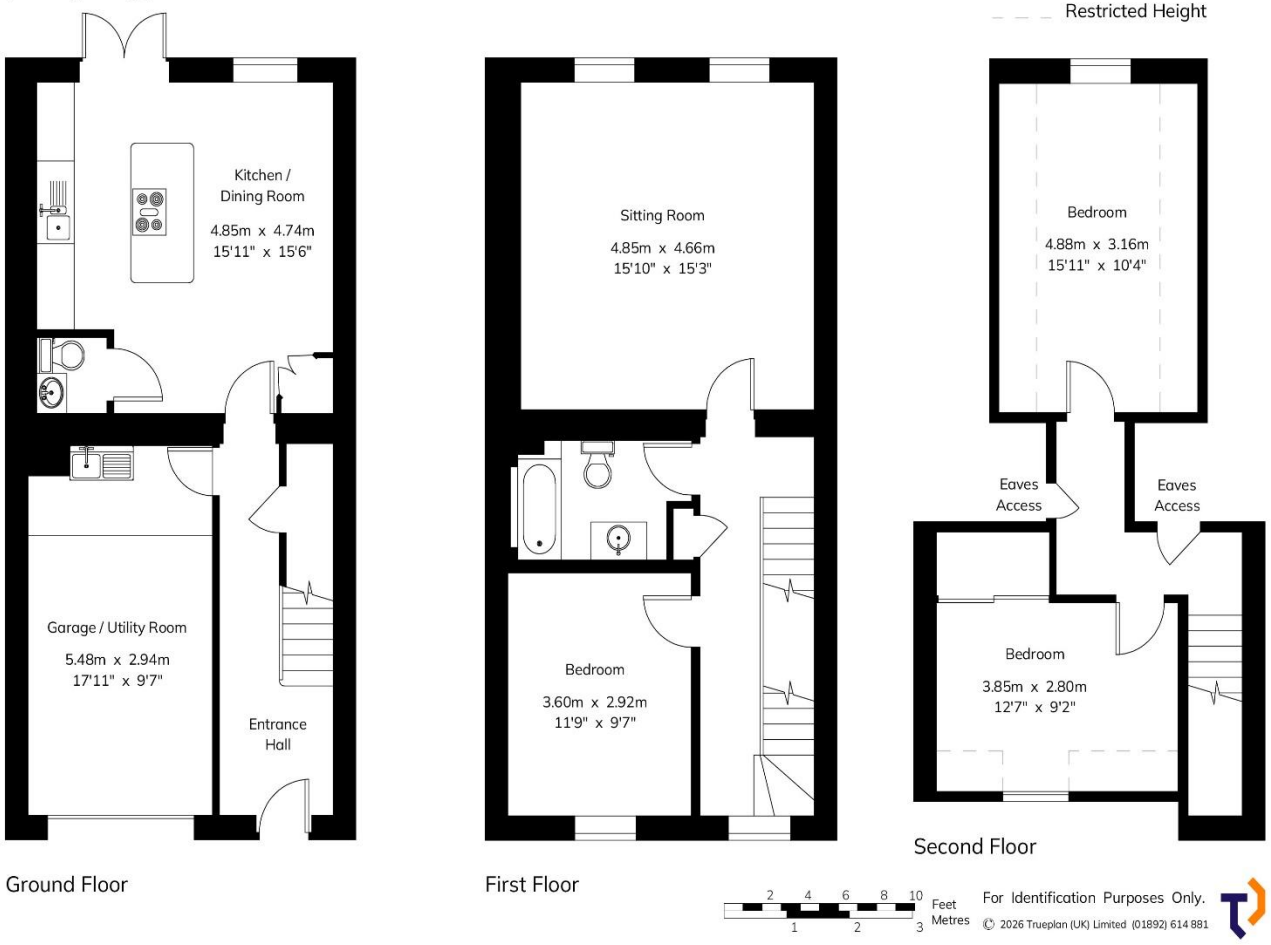






3 The Oast, St Lawrence Forstal

Gross Internal Area : 140.7 sq.m (1514 sq.ft.)
(Including Garage)







Disclaimer
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will havebeen verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are givenas approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required,you should include their terms in any contract between you and the seller.

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