



Canterbury

Guide Price: £345,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

Coach House
23A Oaten Hill
Canterbury
CT1 3HY

DESCRIPTION

The Coach House is a lovely, detached two-bedroom, single storey property with a walled courtyard front garden.

Construction is of attractive red brick with double-glazed casement windows and composite entry door under a tiled roof.

Internally, the property has attractive oak doors, engineered oak flooring that sweeps through into the sitting/dining room and kitchen. The property also boasts impressive, vaulted ceilings with 'hay loft'.

FEATURES

Entrance hall: engineered oak flooring

Open plan sitting /dining area / kitchen

The sitting area has an impressive, vaulted ceiling with Velux windows, full height glazed window, and patio doors opening onto the courtyard

Kitchen: fitted with a range of base and wall-mounted cabinets with attractive worktops, and integrated appliances to include ceramic hob, electric oven, stainless steel extractor hood, fridge/freezer, dishwasher and washing machine

Bedroom 1: vaulted ceiling with Velux windows

Family bathroom: panelled bath with shower over, glass shower screen, low-level WC, hand basin set in vanity unit, shaver point, tiled walls

Bedroom 2: loft hatch, window overlooking courtyard, built-in cupboard

Courtyard garden: paved, enclosed by flint and brick walls, tree, flower border and shrubs.

Car space: for one car

OUTSIDE

The coach house has its own private, paved courtyard garden with various shrubs and trees, enclosed by flint and brick walls, and pretty, white picket gate.

There is a communal brick-built outbuilding for bin storage.



SITUATION

The property is located on the edge of Canterbury, a short walk from the city centre, which offers excellent shopping, a good choice of restaurants, bars, cafés, and many cultural interests including the popular Marlowe Theatre.

Recreational facilities include championship cricket at the Spitfire St Lawrence Ground, rugby, swimming pool, leisure centre and a good choice of golf courses in and around the area. The River Stour offers interesting boats trips and lovely riverside walks.

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, both within walking distance. Canterbury West operates the HS1 train service to London St Pancras in just under an hour. The Port of Dover and Eurotunnel are within easy reach, providing services to the continent.

PROPERTY INFORMATION

Services: All mains services are connected

Local Authority: Canterbury City Council

Council Tax Band: C

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

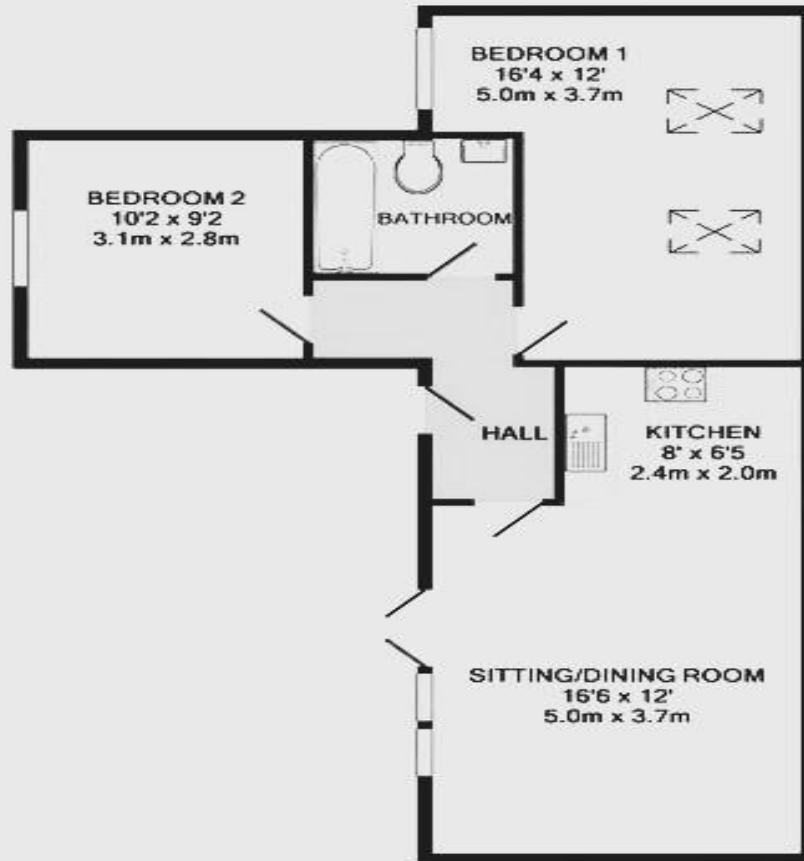
E: info@whitneyhomes.co.uk

W: www.whitneyhomes.co.uk

Agent Note

There will be small yearly maintenance charge to cover communal areas (TBA)





TOTAL APPROX. FLOOR AREA 622 SQ FT (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 have been 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 given as 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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