



**STURRY, Nr CANTERBURY**  
**Guide £375,000 Freehold**



The Haven  
Babs Oak Hill  
Sturry  
Nr Canterbury  
CT2 0JR

#### DESCRIPTION

The Haven is a charming and characterful three-bedroom semi-detached cottage believed to be built around 1930. The current owners have much improved the property by adding new double-glazed windows, boiler, radiators, kitchen and bathroom, along with re-plastering and decoration.

Construction is brick, with painted white render, off side entry door, double glazed windows and tiled roof. The property also has scope to extend subject to current planning permissions.

#### FEATURES

**Entrance hall**, stairs to first floor.

**WC**, hand basin.

**Sitting room**, open feature fireplace with attractive surround, original panelled ceilings, French doors open on to the rear gardens.

**Dining room**, double glazed window overlooking front gardens, original ceilings.

**Kitchen**, a range of base and wall mounted cupboards, some glass fronted for display, gas range cooker, space and plumbing for washing machine and tumble dryer, complimented by attractive worktops, and tiled flooring.

**First floor**, landing loft hatch.

**Bedroom 1**, double bedroom with double glazed window overlooking the rear gardens.

**Bedroom 2**, double bedroom with original pretty tiled feature fireplace, double glazed window to the front.

**Bedroom 3**, over stairs storage cupboard with shelving, double glazed window to the front.

**Family bathroom**, white suite with shower over bath, hand basin in vanity unit, attractively tiled.

**Garden**, well stocked cottage gardens have various sun terraces, and a wealth of planting.

**Garage**, single garage.



## SITUATION

The cottage is located about 3 miles north of the historic city of Canterbury, and sits nicely between the villages of Hoath and Westbere

The property is a short walk from the village of Westbere which is set in a preservation area that overlooks the beautiful Westbere Lakes and is a haven for wildlife and country walkers alike. There is a village hall, All Saints Parish Church and the well-known Yew Tree public house/restaurant, which was built in 1348. It is one of the oldest pubs in Kent. Queen Anne and the Archbishop of Canterbury are reputed to have stayed here, and Dick Turpin evaded capture from the law hiding out there.

There is also a small parade of local shops nearby for everyday essentials, Junior Kings school and a mainline railway station connecting to Canterbury, Charing Cross and the coast.

The historic city of Canterbury offers a wider range of facilities, many cultural interests, excellent shopping centre, a wide selection of schools both in the private and state sectors, along with colleges and universities.

Recreational facilities include a number of golf courses, sport centres, swimming pools, championship cricket and rugby. Fishing and water sports can be found along the coasts.

Transport links are also good, with the high-speed train operating into London St. Pancras from Canterbury West in less than an hour. The A2 gives access to the M2, M20 and M25 motorway networks. The port of Dover and Channel Tunnel terminal at Cheriton provide cross channel services to the continent.



## OUTSIDE

The front garden is raised and well stocked with a wealth of planting, the drive provides off road parking and leads to the detached single garage, and entrance to the property.

The pretty cottage rear gardens are slightly elevated and are a treat to all garden lovers. There's an abundance of planting with well stocked flower borders, a variety of under planting to include perennial and annual planting. Herbaceous borders, mature tree and shrubs, greenhouse, various seating areas, perfect for entertaining and family BBQs all enclosed with fenced and mature tree lined boundary.

## 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](mailto:info@whitneyhomes.co.uk)

## DISTANCES

**Sturry** railway station is just over ½ of a mile

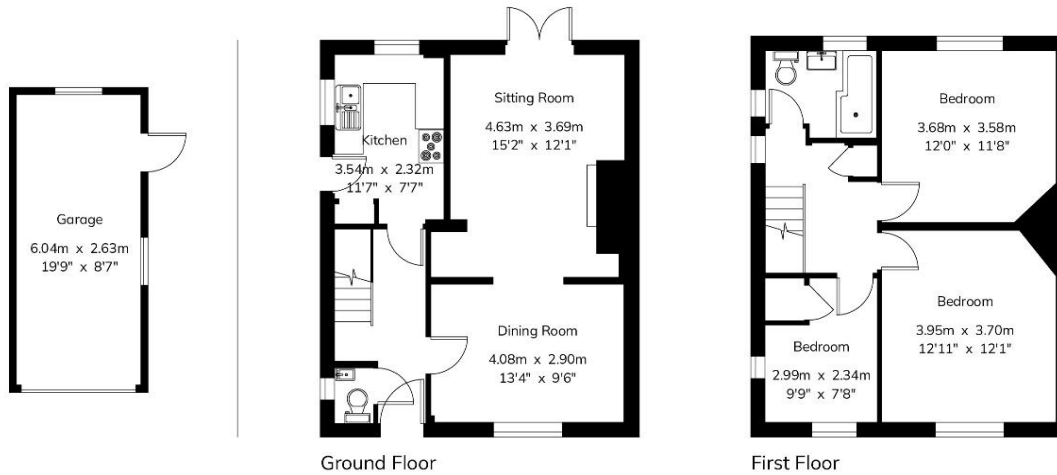
**Canterbury West** is 3 miles, **Whitstable** 10 miles

**London** 72 miles (all distances are approximate)



## 6 Babs Oak Hill

House - Gross Internal Area : 94.4 sq.m (1016 sq.ft.)  
 Garage - Gross Internal Area : 15.8 sq.m (170 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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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