



PATRIXBOURNE

Guide Price: £335,000 Freehold

Lion Cottage

The Street, Patrixbourne
CT4 5DA

Description

Lion Cottage is a charming and characterful Grade II listed semi-detached period cottage, dating to around 1840. It was formerly part of the historic Bifrons Estate.

Arranged over two storeys, the cottage features a red-brick ground floor, with attractive timber framing and plaster infill to the first floor. A tiled roof and substantial brick chimney stack add to its traditional character. Other notable features include decorative curved framing, an original cambered doorcase, double-glazed panelled casement windows, and fretted bargeboards to each gable end. These are supported by beautifully carved elephants on one side and lions on the other, from which Lion Cottage takes its name.

Internally, the cottage has been beautifully and sympathetically maintained by the current owner, preserving many of its original features while enhancing the charm and warmth of this pretty period home.

Features

- **Sitting/dining room:** feature fireplace with bressummer and wood-burner, storage cupboards, panelled windows and oak flooring. Stairs to first floor.
- **Kitchen:** attractive units with ceramic hob, electric oven, extractor, storage cupboards, attractively tiled.
- **First-Floor landing:** with useful recess.
- **Bedroom 1:** generous double room with built-in wardrobe and original wood flooring.
- **Bedroom 2:** double room with panelled window overlooking the garden. loft hatch and original wood flooring.
- **Jack and Jill family bathroom:** panelled bath with shower above, WC, pedestal wash hand basin, attractive tiling.
- **Garden:** the courtyard garden is gravelled and includes a sun terrace, enclosed fence boundary belonging to the cottage with Elaeagnus hedge planted within the cottage garden.

Agents Note:

We understand from the vendor that there is an option to purchase an interest in additional land adjacent to the cottage, which could be used for parking.



Situation

The property is situated within the Conservation Area of the pretty and sought-after hamlet of Patricbourne, surrounded by parkland that is perfect for country walks and cycling. The village lies three miles south-east of Canterbury and is known for its picturesque 17th-century cottages and the beautiful late 12th-century St Mary's Church. The church features stunning Norman architecture, intricate stonework, and 16th-century Swiss stained glass.

The neighbouring villages of Bridge and Littlebourne offer a range of everyday amenities, along with highly regarded public houses and restaurants, including The Bridge Arms and The Pig at Bridge.

The Cathedral City of Canterbury, with its many cultural attractions, excellent shopping centre, and wide choice of schools in both the state and private sectors, as well as colleges and universities, is approximately three miles away.

Recreational facilities in and around the area include sports centres, swimming pools, Polo Farm Sports Club in Littlebourne, and a good selection of golf courses. Fishing and water sports can also be enjoyed along the nearby coast.

Transport links are excellent, with high-speed rail services operating from Canterbury West to London St Pancras in just under 58 minutes. The neighbouring village of Bekesbourne also has a railway station, offering services to nearby towns and villages, as well as Canterbury city centre.

The A2 provides easy access to the M20, M25 and M2 motorway networks. The Channel Tunnel at Cheriton and the Port of Dover, both offering services to the continent, are also within easy reach.

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

Email: info@whitneyhomes.co.uk

Property Information

Services: Mains water, electricity, gas and drainage.

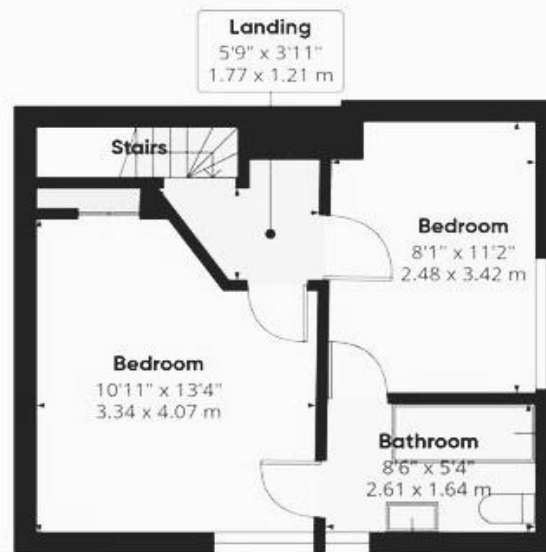
Local authority: Canterbury City Council.

Council Tax band: D





Ground Floor



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.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



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