



Little Ansdore

Ansdore, Petham, Kent

An unlisted period cottage beautifully situated in an idyllic, peaceful valley

A charming country cottage providing a delightful rural retreat surrounded by beautiful countryside yet conveniently situated for transport links and local amenities.



2 - 3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & DRIVEWAY



ABOUT 0.4 OF AN ACRE



FREEHOLD



RURAL/ VILLAGE



2,014 SQ FT



**GUIDE PRICE
£650,000**



The property

Little Ansdore is a charming country cottage that dates back to the 19th Century with later additions.

The property provides a delightful rural retreat, being quiet, calm, and surrounded by beautiful countryside. Offering sanctuary and escape from the hustle and bustle, it is the ideal place to relax and unwind.

The house has a decent footprint and, with some reconfiguration or enlargement, could provide further bedrooms and accommodation if desired, subject to any necessary consents.

On the ground floor are four good-size reception rooms, including an impressive vaulted kitchen/dining room featuring modern units, tiled flooring and an integrated hob and oven. Skylights allow plenty of natural light to flow in.

Leading off the kitchen is the bright sitting room that is currently used as a dining space. Adjacent is the larger family room complete with a wood-burning

stove, exposed beams, and triple aspect windows with charming views over surrounding countryside.

Also on the ground floor is a bedroom (currently arranged as a study), a cloakroom with shower, and a useful utility room with direct access into the property's sizeable garage.

Upstairs, there are two double bedrooms and a family bathroom. The principal bedroom also benefits from built-in wardrobes and dual aspect windows.







Outside

Little Ansdore sits within a lovely rural location and benefits from a good sized garden. There is a short driveway with space for two cars to park, in addition to a double garage that extends back to a spacious storage area.

The property's generous rear garden includes a large stretch of lawn as well as mature shrubs and trees. There is a summer house located at the bottom of the garden, where there is a beautiful outlook across the surrounding countryside.

Location

The picturesque village of Petham benefits from a well-regarded primary school, a recreation ground, a local church and an active community village hall. The countryside around Petham is designated an Area of Outstanding Natural Beauty, providing a lovely environment for walking, riding and cycling.

Nearby Canterbury offers a wide range of cultural, sporting and recreational amenities. In particular, there is a good range of educational facilities, both in the independent and state sectors.

Petham has great transport links. The M20, A2 and M2 via Canterbury are all less than 10 miles away via the B2068. Canterbury West station additionally provides High Speed services to London St Pancras in under an hour. The area has good access to Continental Europe too via the Eurotunnel and cross-Channel ferry from the Port of Dover.



Distances

- Petham 1.8 miles
- Chartham 5.3 miles
- Chilham 7.5 miles
- Canterbury 8.5 miles
- Ashford 12.4 miles

Nearby Stations

- Chartham
- Chilham
- Canterbury West (London St Pancras from 54 minutes)

Nearby Schools

- Various village primary schools
- Simon Langton Grammar Schools
- Ashford School
- Kent College
- St Edmund's School, Canterbury
- The King's School, Canterbury

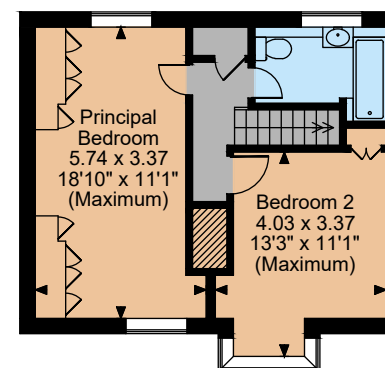




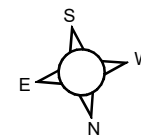




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,476 sq ft (137 sq m)

Garage internal area 538 sq ft (50 sq m)

Summer House internal area 59 sq ft (5 sq m)

For identification purposes only.

Directions

CT4 5QB

what3words: ///zaps.swept.speeches – brings you to the property

General

Local Authority: Canterbury City Council

Services: Mains electricity and water, private drainage (details of system to be confirmed) and oil heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: F

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

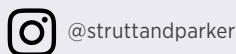
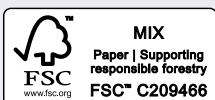
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