



Little Ansdore, Ansdore, Petham, Kent

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Little Ansdore Ansdore, Petham, Kent CT4 5QB

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

A28 6.5 miles, Canterbury West station 7 miles (London St Pancras from 54 minutes), M20 (Junction 11) 8 miles, Folkestone 14.8 miles, Maidstone 29 miles

Reception hall | Sitting room | Family room
Kitchen/dining room | Utility room | Cloakroom
3 Bedrooms | Family bathroom | Garage
Summer house | Garden | EPC rating F

The property

Little Ansdore is a charming country cottage that dates back to the 19th Century with later additions. 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 the Continent too via the Eurotunnel and cross-Channel ferry services.





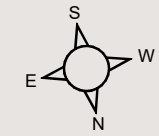
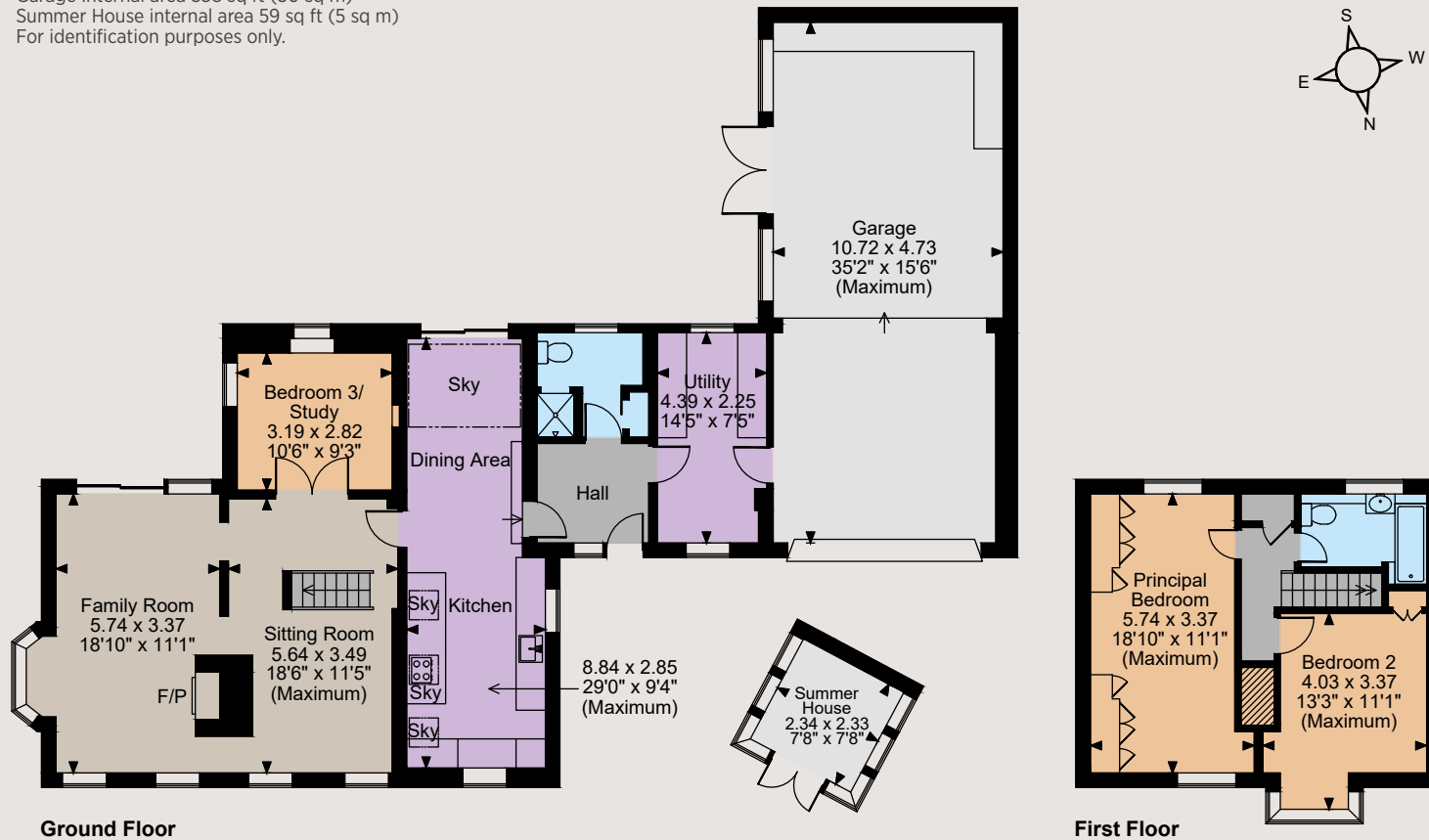








Little Ansdore, Ansdore, Petham
 Main House internal area 1,476 sq ft (137 sq m)
 Garage internal area 538 sq ft (50 sq m)
 Summer House internal area 59 sq ft (5 sq m)
 For identification purposes only.



Directions

From Canterbury: Leave on the Old Dover Road. Turn right onto Nackington Road (B2068) and continue for approximately 3 miles. Turn right to join Town Road. Continue for a further 3 miles (the road will merge into The Street and then Duckpit Road). Turn right at the triangle junction. After approximately 300 yards the property will be found on the left.

General

Local Authority: Canterbury City Council
Services: Mains electricity and water, private drainage (details of system to be confirmed) and oil heating
Council Tax: Band E **Tenure:** Freehold
Planning: Prospective purchasers should make their own enquiries of Canterbury City Council
Guide Price: £650,000

Canterbury

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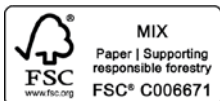
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