



Woodlands










Palmars Cross Hill, Rough Common, Canterbury, Kent



BNP PARIBAS GROUP

A detached bungalow in a special, tucked away setting on the edge of Canterbury, with the most spectacular rural views

Woodlands offers light and airy well-proportioned rooms with large picture windows taking in the views, and with exciting potential for improvement. It is rare to find a home adjoining woodland with uninterrupted country views this close to Canterbury, together with a charming garden.

	2 RECEPTION ROOMS		4 BEDROOMS		2 BATHROOMS
	DRIVEWAY/DOUBLE GARAGE		ABOUT 0.8 OF AN ACRE		FREEHOLD
	RURAL/VILLAGE		2,050 SQ FT		GUIDE PRICE £695,000



The property

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The main reception room is the 24ft sitting room. Stretching across the back of the property, the room has a fireplace and full-height windows to take in the far-reaching views; sliding glass doors open to the covered balcony area. Adjoining the sitting room, and to the front of the property, is a bright formal dining room with space for a large family dining table.

Also located towards the front is the kitchen/breakfast room. The kitchen is fitted with a range of wall and floor units, providing plenty of storage, and integrated appliances including an oven and an induction hob. There is ample room for a breakfast table. There is also

a useful utility room for further storage and appliances, and direct access to the garage.

There are four well-presented bedrooms, three of which enjoy southwest-facing aspects at the rear of the house, and benefit from magnificent countryside views.

The principal bedroom includes built-in storage and an en suite bathroom. Currently arranged as a study, one of the bedrooms opens onto a balcony while another features its own wash basin. A family bathroom completes the accommodation







Outside

A five-bar wooden gate opens onto a lightly wooded driveway which winds to the parking area at the front of the house, where one is immediately aware of the special nature of the setting. There is access to an integrated double garage.

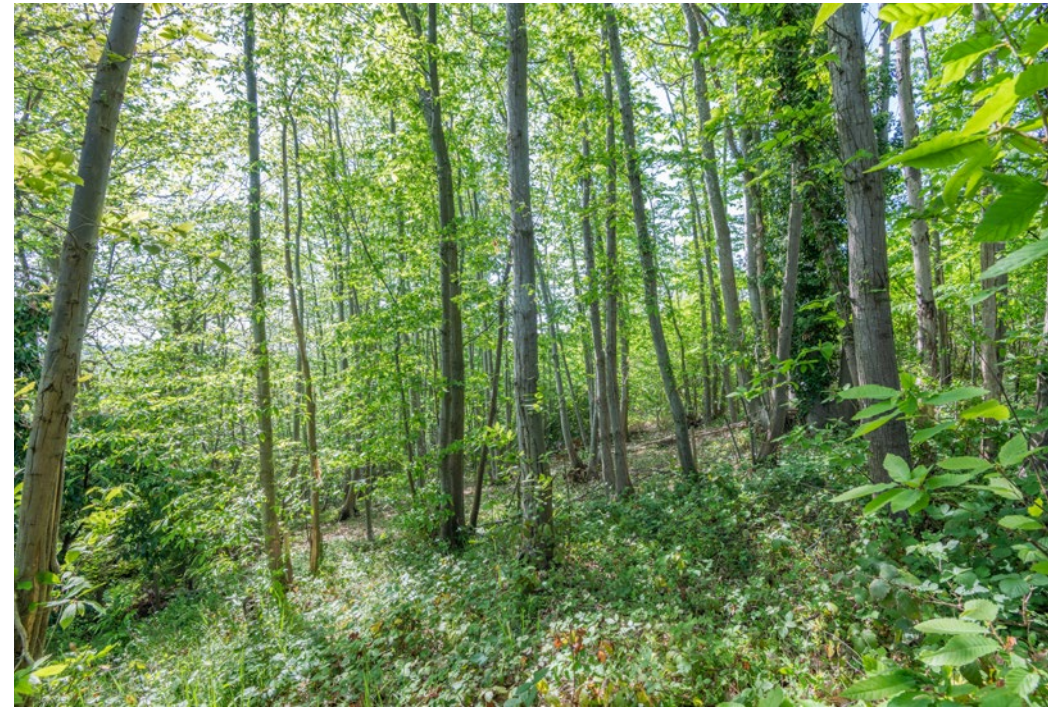
The property is bordered by woodland on three sides, while to the rear, the southwest-facing gardens slope away to reveal stunning views across the Kent countryside, with its woodlands and rolling fields.

A balcony at the back of the house has steps down to a lawned area, with further terraced lawns below. Established shrubs and colourful flowering perennials fill the borders, while the shaded woodland to either side enhances the sense of peace and privacy, and provides a cooler space to escape the summer heat. A greenhouse is attached to the rear of the garage.

Location

Woodlands is in an idyllic rural position on the edge of the village of Rough Common and just two miles from the centre of the historic and popular cathedral city of Canterbury. Rough Common has a village hall and a convenience store, while further local amenities can be found in Harbledown. Canterbury itself has plenty to offer, including excellent shopping and a choice of supermarkets, a wide range of cultural, sporting and recreational amenities, and an array of excellent educational facilities.

Canterbury has two stations with services to London. The High-Speed train to London St Pancras from Canterbury West takes around 55 minutes. The A2, just a mile away, links directly to the motorway network and the area has good access to the Continent via Eurotunnel and the Port of Dover



Distances

- Canterbury city centre 2 miles
- Chartham 3.4 miles
- Whitstable 5.4 miles
- Faversham 7.5 miles
- Eurotunnel 18.2 miles
- Port of Dover 20 miles
- Central London 60.8 miles

Nearby Stations

- Canterbury West/East

Key Locations

- Canterbury Cathedral
- Westgate Towers Museum & Viewpoint
- Canterbury Roman Museum
- St Augustine's Abbey
- Beaney House of Art and Knowledge
- Dover Castle
- Leeds Castle

- Whitstable Harbour

Nearby Schools

- Blean Primary School
- The Canterbury Primary School
- Barton Court Grammar School
- Simon Langton Grammar Schools
- St Edmund's School
- Kent College
- The King's School
- The Worthgate School
- St Faith's at Ash School





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

Main House internal area 1,743 sq ft (162 sq m)
Garage internal area 307 sq ft (28 sq m)
Greenhouse internal area 62 sq ft (6 sq m)
Total internal area 2,112 sq ft (196 sq m)
For identification purposes only.

Directions

CT2 9BL
what3words: ///wider.effort.memory - brings you to the driveway

General

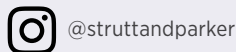
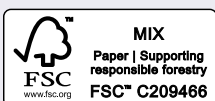
Local Authority: Canterbury City Council
Services: All mains services; gas heating
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: D
Planning: Prospective purchasers should make their own enquiries of Canterbury City Council
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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