GUILDCREST ESTATES

9 The Street, Kingston, Canterbury CT4 6JB

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Offers over £325,000

Positioned in the historic village of Kingston, Canterbury, this delightful converted Oast house dating back to the 1800s, located on The Street, offers a wonderful blend of character features, comfort, and style.

The property boasts a bright and spacious lounge, and a separate dining room with open fire and both with the original beams, ideal for both relaxing and entertaining. Flooded with natural light, these versatile spaces create a warm and welcoming atmosphere. The kitchen is a perfect blend of old and the new, with brick features, wood paneling and solid wooden flooring flowing throughout the entire ground floor, enhancing the property's character and charm.

Upstairs, the house offers three well-proportioned bedrooms, making it an excellent choice for families, guests, or those seeking a home office and a modern family bathroom with separate shower. On the top floor is a shower room and two further large rooms currently used as a further bedroom and dressing room, offering versatile living and plenty of charm with exposed beams throughout.

Outside, is a generous sized tiered garden to the rear of the property with separate patio and steps up to the grassed areas and shed.

Kingston is well known for its picturesque surroundings and strong sense of community, offering the tranquility of village life while remaining within easy reach of Canterbury's vibrant city centre, with its historic attractions, shops, restaurants, and amenities.

This characterful home presents a fantastic opportunity for a range of buyers, from first-time purchasers to growing families. Early viewing is highly recommended to fully appreciate everything this charming property has to offer.

Living Room
15'1 x 13'9 (4.60 x 4.18)

Dining Room
13'8 x 11'5 (4.16 x 3.49)

Kitchen
12'10 x 10'3 (3.91 x 3.13)

Bedroom 1
11'7 x 10'10 (3.52 x 3.31)

Bedroom 2
10'3 x 7'3 (3.13 x 2.21)

Bedroom 3
10'7 x 6'8 (3.22 x 2.04)

Bathroom

Loft Room
15'9 x 8'9 (4.81 x 2.66)

Ensuite

Dressing Area
11'9 x 11'5 (3.58 x 3.48)

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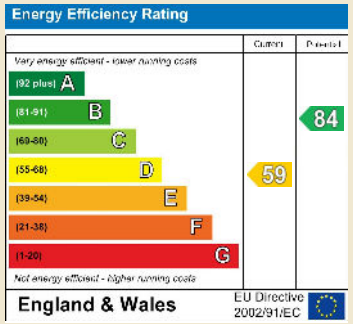
Key Features

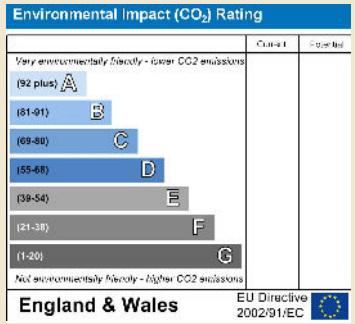
- Terraced house
- 3 Bedrooms
- Extended loft room with bathroom
- Short drive in to Canterbury
- 2 spacious reception rooms
- 2 modern bathrooms
- Charming village setting

Important Information

Freehold
House - Mid Terrace
1313.00 sq ft
Council Tax Band D
EPC Rating D

£325,000





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