



**3 KEEPERS CROFT, CHURCH HILL, HARBLEDOWN, CANTERBURY, KENT, CT2  
FREEHOLD**

Canterbury | 01227 456 645 | [canterbury@winkworth.co.uk](mailto:canterbury@winkworth.co.uk)



**DESCRIPTION:**

Situated in a small gated mews-style development in the village of Harbledown, this three bedroom property has plenty of open space nearby with trees and orchards on the doorstep whilst Canterbury remains within walking distance



Deceptively spacious, this lovely cottage with three bedrooms is nestled in a private mews-style development in a pretty semi rural setting yet within close reach to the City Centre.

As you walk in the door it immediately feels more spacious than you might have otherwise have predicted, with the long hallway leading from the front door to the kitchen at the back. In the hallway is the boiler cupboard, understairs cupboard and the downstairs wc.

The kitchen comprises wooden units with modern handles, there are plenty of floor and wall units, and display cupboards, and an integrated double oven, microwave and gas hob.

There is a well presented open plan living and dining room, which has the benefit of wooden flooring and has plenty of light coming in from the double aspect windows, with the French doors in the dining area opening onto an attractive cottage garden.

Upstairs there are three bedrooms, two of which are generous sized double rooms and the third would make a great office or occasional guest room.

The spacious bathroom benefits from a separate shower and bath. There is also built in storage cupboards and vanity unit.

There is a pretty cottage garden, fully enclosed and with a great area for seating, and a blank canvas to add numerous pot plants for colour as the current owner has. There is a gate which leads to side access to the front of the property.

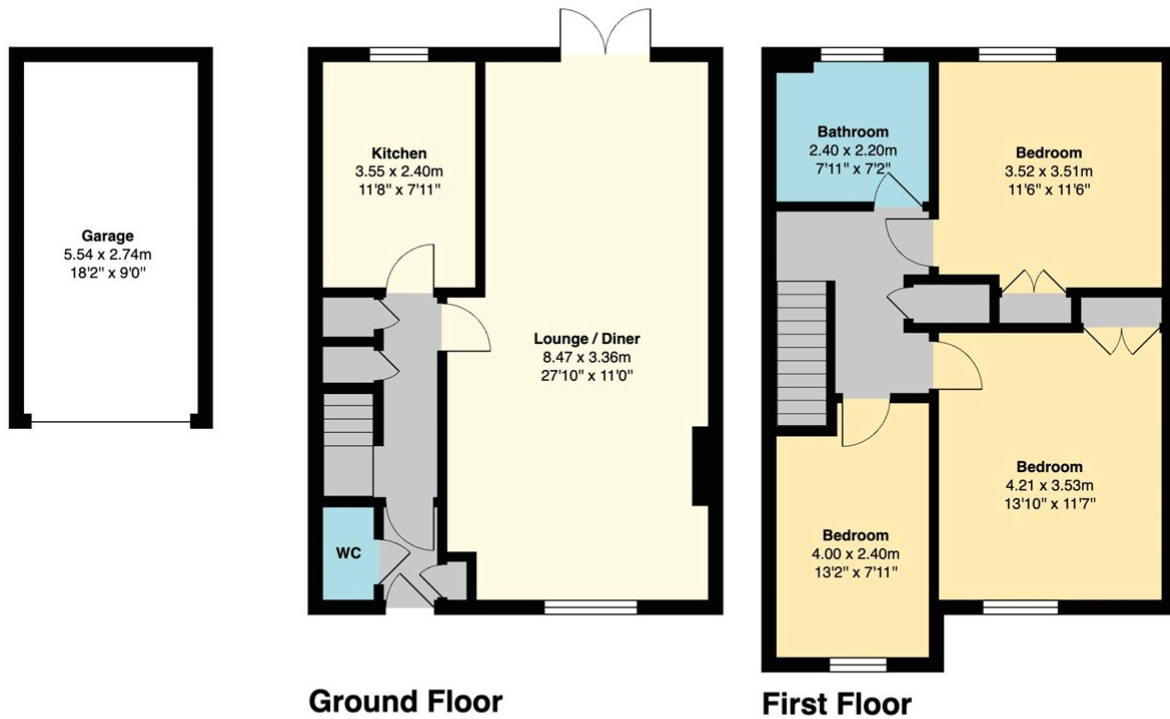
At the front of the property is a shared gravel courtyard which gives access to both a garage and a carport that are part of the property.

This 'best of both Worlds' has no doubt given rise to the village's popularity with professionals and families alike; all the charms of village living, local pub, country walks and an active community, yet the city centre, Canterbury West mainline station with its high speed services to London and the A2/M2 are all within close proximity, whilst there are several schools and parks/playing fields within a short walk.

Harbledown is an ancient parish with two churches, a gastro pub and a bus service. There are a mixture of properties most period, and this popular village sits on the divide between rural and urban, and derives much of its popularity from its equal proximity to the City Centre and Kentish countryside.

Canterbury falls within reasonable walking distance and a short drive, with an abundance of amenities and restaurants as well as the popular Marlowe Theatre. There are plenty of sports facilities and schools within the locality. Canterbury West station is a short drive away, with the High-Speed link to St Pancras taking just under an hour. Canterbury East is nearby and serves the Coast, and London. There are excellent road networks, with the A2 which serves access to the Continent and the M2 onwards to London.





**Ground Floor**

**First Floor**

Total Area: 120.3 m<sup>2</sup> ... 1295 ft<sup>2</sup>

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

