



**Price**  
**£675,000**

**Freehold**

4x  2x  2x 

**Water Meadows, Marlow  
Meadows, Fordwich,  
Canterbury, Kent, CT2**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Offered for sale with no onward chain
- Benefits from 2 very popular country pubs, 1 being awarded a Michelin star
- Double garage and parking for 2 cars
- Situated in the beautiful town of Fordwich



### Nearest Schools

Primary Schools: Junior Kings School 0.5 miles, Sturry C of E Primary 1.0 miles  
 Secondary Schools: Spires Academy 1.9 miles, The King's School Canterbury 2.4 miles, Simon Langton Girls' Grammar School 2.5 miles, Simon Langton Boys' Grammar School 2 miles



### Transport Information

Train Stations: Sturry 0.4 miles, Canterbury West 2.9 miles, Canterbury East 3.2 miles

## Accommodation

### GROUND FLOOR

Entrance Porch: 6'9 x 4'1 (2.06m x 1.25m)  
 Entrance Hallway  
 Kitchen/Diner: 17'9 x 12'1 (5.41m x 3.69m)  
 Conservatory: 22'10 x 10'1 (6.96m x 3.08m)  
 Lounge: 20'0 x 12'8 (6.10m x 3.86m)  
 Cloakroom: 5'7 x 2'8 (1.70m x 0.81m)  
 Study/Dining Room: 13'2 x 9'3 (4.02m x 2.82m)

### FIRST FLOOR

Landing  
 Bedroom 1: 15'6 x 14'4 (4.73m x 4.37m)  
 En suite Shower Room  
 Bedroom 2: 12'10 x 10'5 (3.91m x 3.18m)  
 Bedroom 3: 10'5 x 9'2 (3.18m x 2.80m)  
 Bedroom 4: 9'4 x 8'7 (2.85m x 2.62m)  
 Bathroom: 9'2 x 6'3 (2.80m x 1.91m)

### SECOND FLOOR

Loft Room: 22'0 x 10'5 (6.71m x 3.18m)

### OUTSIDE

Driveway Parking  
 Double Garage  
 Rear Garden

Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10348431/20240102/TG/MWI