



**Price**  
**£625,000**

**Freehold**

4x  2x  2x 

**Fordwich, Canterbury,  
Kent, CT2**

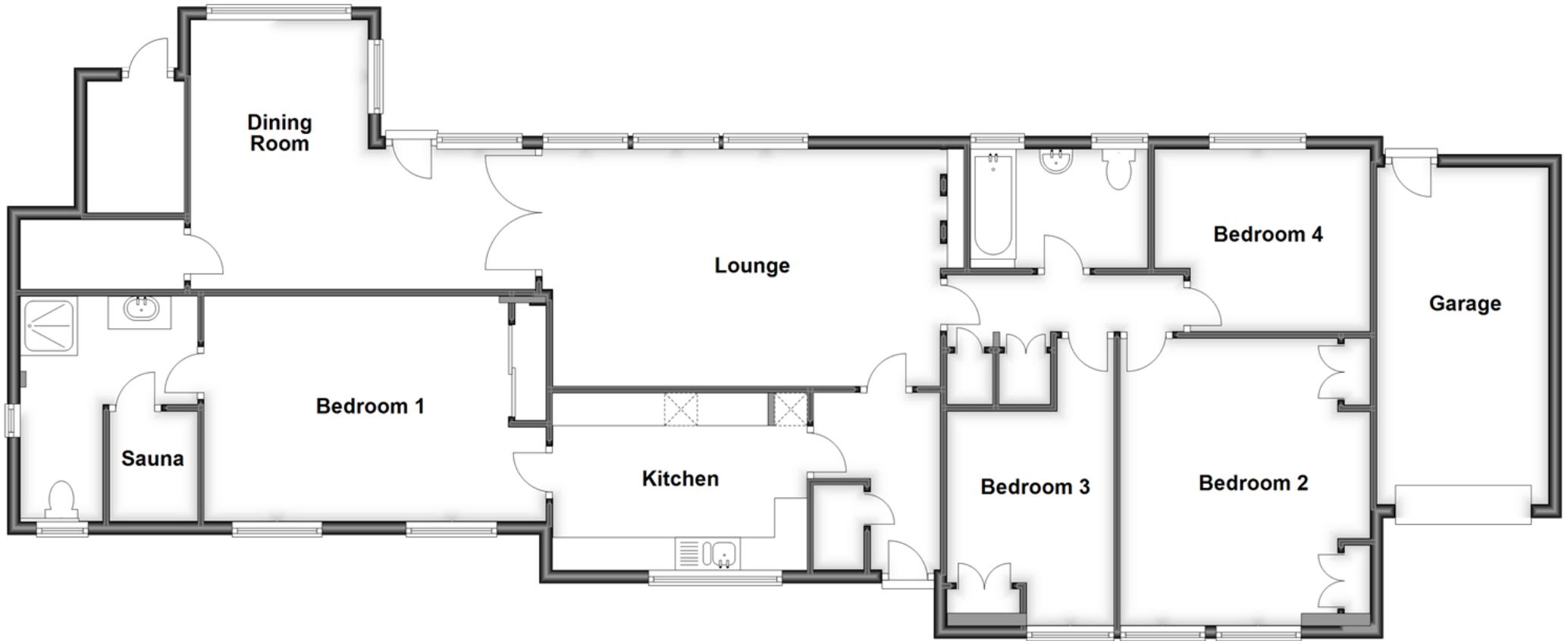
**OVER 60?**

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

*Wards*  
Helping you move forwards

## Ground Floor

Approx. 152.7 sq. metres (1643.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen : 12'6 x 8'8 (3.81m x 2.64m)

Bedroom 1: 17'2 x 11'1 (5.24m x 3.38m)

En-Suite Shower Room & Sauna: 11'3 x 8'9 (3.43m x 2.67m)

Lounge: 19'5 x 11'9 (5.92m x 3.58m)

Dining Room : (L-shaped) 17'2 x 13'4 (5.24m x 4.07m)  
plus 8'9 x 7'5 (2.67m x 2.26m)

Bedroom 2 : 13'6 x 12'5 (4.12m x 3.79m)

Bedroom 3 : 10'8 x 9'1 (3.25m x 2.77m)

Bedroom 4 : 9'9 x 8'3 (2.97m x 2.52m)

Bathroom : 8'9 x 5'8 (2.67m x 1.73m)

### OUTSIDE

Driveway

Garage

Front Garden

Rear Garden



## Main features

- Swimming pool
- Stunning countryside views across paddock's and fields
- En-suite shower room with a sauna
- Close to Kings School
- Only a short drive into Canterbury, Sturry, Littlebourne, Wingham and Sandwich



### Nearest Schools

Primary Schools: Parkside Community Primary 0.9 miles, Sturry C of E Primary 1.3 miles, Pilgrims' Way Primary and Nursery 1.5 miles

Secondary Schools: Chaucer Technology School 1.5 miles



### Transport Information

Train Stations: Sturry 0.8 miles, Canterbury West 2.2 miles, Canterbury East 2.4 miles



### Address

Fordwich, Canterbury, Kent, CT2



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **E(46)** POTENTIAL: **C(77)**

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