

Hill Cottage Derringstone Hill, Barham

Offers in Region of **£449,995**

Hill Cottage Derringstone Hill

Barham, Canterbury

Spacious end terrace in the countryside, being sold chain free. Three bedrooms plus study, modern kitchen, balcony, private garden, cellar, EPC C. Tastefully decorated. On-street parking. Ideal family home.

- Offers in Region of £449,995
- End Terraced Property
- Three / Four Bedrooms
- Beautiful Countryside Location
- Immaculately Presented Throughout
- Chain free
- Balcony Overlooking Garden
- EPC Rating "C"





This chain free property is situated in a beautiful countryside location. This immaculately presented end of terrace house offers a rare opportunity to acquire a spacious and versatile family home. The property is arranged over three floors and features three well-proportioned bedrooms, along with an additional room that can be used as a fourth bedroom, study or home office. The ground floor comprises a welcoming entrance hall, a bright and airy living room, and a modern kitchen that flows seamlessly into the dining area. From the dining room, French doors open onto a balcony, providing a wonderful vantage point overlooking the garden. The property also benefits from a cellar with plumbing for a washing machine, offering practical storage and utility space. With an EPC rating of "C", this home combines comfort with energy efficiency. The interiors are tastefully decorated throughout, ensuring any buyer can move straight in and start enjoying the space immediately.

The outside space is equally impressive, with a lovely private rear garden that is perfect for relaxing or entertaining. The balcony, accessed from the dining room, is finished with composite decking and features steps down to the main garden area. The garden itself is mainly laid to lawn, providing plenty of space for children to play or for keen gardeners to create their own outdoor haven. Additional features include an outside shed and useful storage space under the balcony. There is also a gate at the side, offering rear access via the neighbour's garden for added convenience. On-street parking is available to the front of the property on a first come, first served basis. This delightful home combines countryside living with modern comforts, making it an ideal choice for families or anyone seeking a peaceful retreat within easy reach of local amenities. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Offers in Region of £449,995
- End Terraced Property
- Three / Four Bedrooms
- Beautiful Countryside Location
- Immaculately Presented Throughout
- Chain free
- Balcony Overlooking Garden
- EPC Rating "C"

Entrance Porch
5' 5" x 3' 6" (1.64m x 1.07m)
Composite frosted glazed door to the front of the property with UPVC double glazed windows either side and tiled floors. Wooden glazed door to:-

Entrance Hall
15' 7" x 5' 11" (4.75m x 1.81m)
Parquet flooring with stairs to first floor landing and stairs to the cellar. There is also a radiator and doors to:-

Dining Room
14' 3" x 9' 11" (4.35m x 3.03m)
Large UPVC double glazed windows and door out to balcony/garden with terracotta floor tiles, coving and a radiator. Opening to:-

Lounge
15' 0" x 10' 8" (4.57m x 3.25m)
Large UPVC double glazed window to the front of the property with wood laminate flooring, large open fireplace with a log burner, coving and a radiator.

Kitchen
11' 0" x 10' 6" (3.35m x 3.20m)
Dual aspect room with UPVC double glazed windows to rear and side of the property. Lovely kitchen with matching wall and base units, space for a large range style cooker and a fredge/freezer. Solid wooden worktops and tiled floors.

Study
14' 8" x 8' 2" (4.48m x 2.50m)
Large UPVC double glazed window to the front of the property with wooden laminate flooring, storage cupboard housing the boiler, coving and a radiator.

Cellar
19' 8" x 11' 3" (6.00m x 3.44m)
Stairs down from the hallway with laminate flooring, lights and plumbing for a washing machine and a sink.

Landing
18' 2" x 5' 10" (5.53m x 1.77m)
UPVC double glazed window to the front of the property







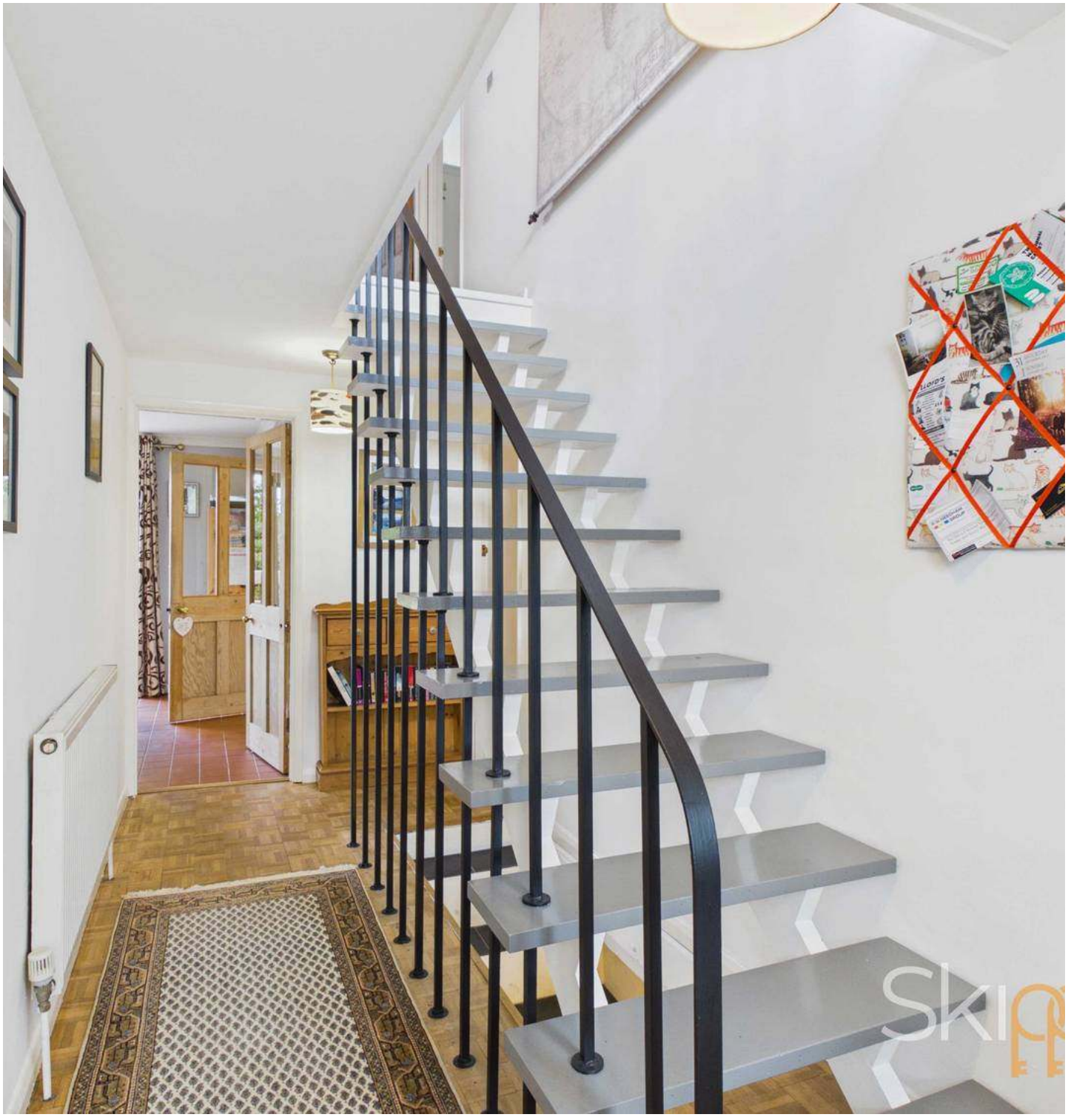
GARDEN

Lovely rear private garden with balcony off the rear of the dining room with composite decking and steps down to the main garden area. The garden has main area laid to lawn with an outside shed, log store area and storage under the balcony. The garden also has a gate with access via neighbors garden.

ON STREET

1 Parking Space

On street parking to the front of the property on a first come basis.













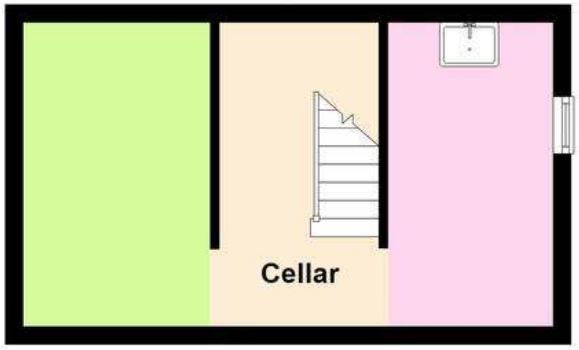






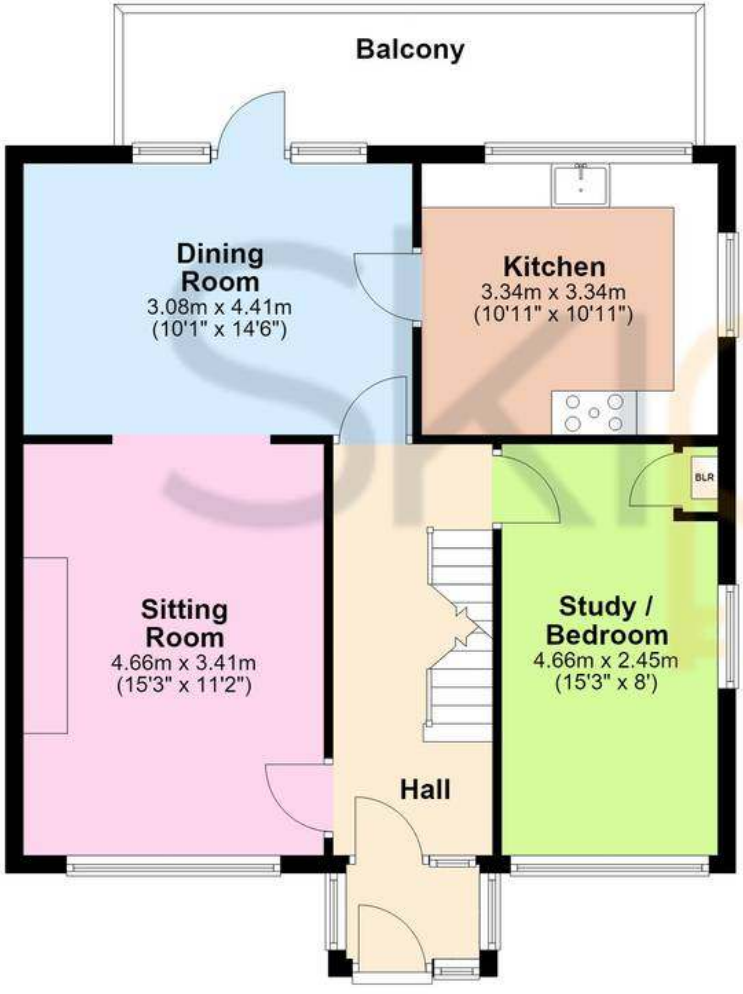
Basement

Approx. 20.7 sq. metres (222.8 sq. feet)



Ground Floor

Approx. 64.2 sq. metres (691.6 sq. feet)
(excluding Balcony)

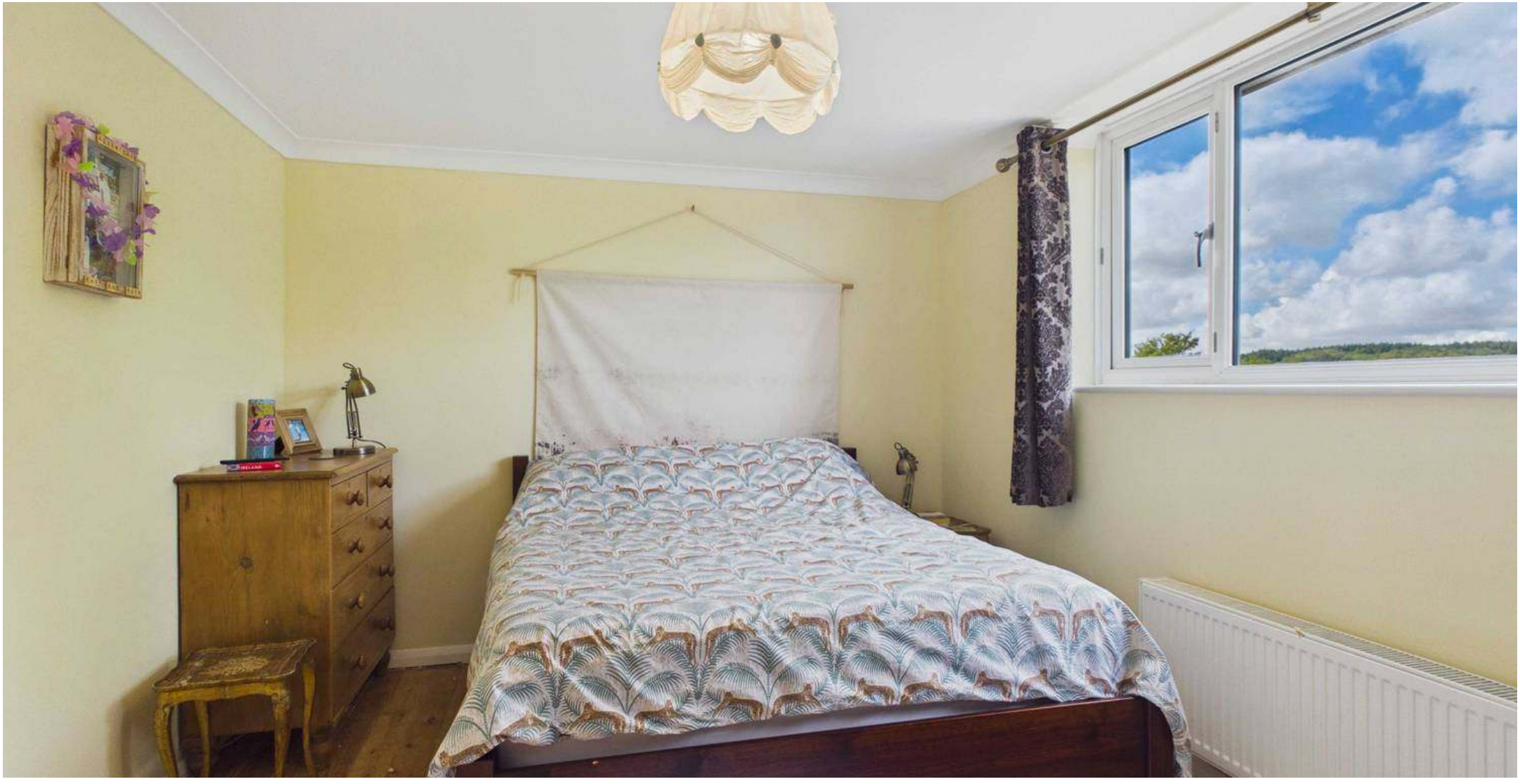


First Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 146.5 sq. metres (1576.8 sq. feet)



Skippers Estate Agents
Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk