



Little Cob

Garling Green Road | Garlinge Green | Canterbury | Kent | CT4 5RT

FINE & COUNTRY



Step inside

Little Cob

For anyone who dreams of living the rural idyll, this charming cedar clad Colt bungalow could be the answer. Built in 1965 and extended in the 1980's it sits in the midst of 1.59 acres of superb gardens and a wild apple orchard on the outskirts of the hamlet of Garlinge Green. It is surrounded by farmland with breath-taking views across the North Downs in an Area of Outstanding Natural Beauty.

Approached along a quiet country lane it is accessed via wrought iron gates that lead to a spacious parking area bordered by sweeping lawns, trees, shrubs and flower beds as well as a log store. Patio doors open into a porch leading to the charming dining area with its attractive pale yellow brick central chimney breast, providing a partial divide from the spacious living area, and access to the kitchen that includes pine cupboards and stand-alone appliances.

The delightful, light, dual aspect living area has a wall of windows and patio doors to the composite decked terrace providing wonderful views over the garden and beyond and a large log burner that keeps the whole area warm and cosy. There is access to the main bedroom with a library/study area, fitted cupboards and an ensuite bathroom with a corner bath.

Beyond the dining room is a utility room, a family shower room and two double bedrooms including one with dual aspect and currently in use as a study. It has a wall of mirror-fronted cupboards, patio doors to a terrace and a stunning vista across the beautiful rose garden and the countryside.

The gardens are a very special part of this property and, as well as the lawns, trees, shrub beds, apple orchard and rose garden, there are steps up to a lovely large goldfish and lily pond you can enjoy sitting around all day. You will also find a wild garden area and a tranquil space for quiet contemplation partially hidden by cypress trees, while the hard-wearing Trex composite decked terrace is just the place for outdoor entertaining.





Seller Insight

“My husband built this house some 60 years ago and we subsequently extended it and have enjoyed devoting our love and attention to creating the garden. It has been a very special home in an idyllic setting and I will be sad to leave, but I am going to live near my family.

Although our home is in a rural location we are not isolated as Garlinge Green includes a community theatre, while we are just a three minute drive from Petham, a couple of miles from Chartham and equally close to Lower Hardres.

Petham is a charming village with a good primary school, a Grade 1 listed church and activities in the modern village hall. There is a nearby garden centre, the Roundwood Hall golf course along Stone Street, an excellent farm shop and the Granville pub in Lower Hardres. For cricketing enthusiasts there is the Street End cricket club or you can enjoy watching county players at the Kent County Cricket ground, while Chartham includes a good primary school, a convenience store, post office and hairdresser as well as the Local and Artichoke pubs, a railway station and the Chartham Vinery.

We are not far from the heritage city of Canterbury with its historic buildings, shops, restaurants and entertainment, while the high-speed train from Canterbury West can whisk you to St Pancras in under an hour. There are outstanding state and private secondary schools in the city as well as three universities and sporting facilities including the Canterbury golf club. We are also quite central for the Continent with Dover and the Channel Tunnel being within easy reach. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road	
Chartham	2.2 miles
Canterbury	5.4 miles
Dover Docks	20.7 miles
Channel Tunnel	14.0 miles
Gatwick Airport	68.1 miles
Charing Cross	65.8 miles

By train from Chartham	
Ashford International	16 mins
Canterbury West	6 mins
London Charing Cross	1hr 38 mins
London Victoria	1hr 37 mins
Canterbury West to St Pancras	55mins
Ashford to St Pancras	36 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

St Lawrence Cricket Ground	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Chartham Surgery	01227 738224
Old School Surgery	01227 738282
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Petham Primary	01227 700260
Chartham Primary	01227 738225
St Stephens Junior	01227 464119
The Canterbury Primary	01227 462883
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon Cinema	01233 555644
Abode Hotel	01227 766266
The Corner House	01227 780793
Il Posticino	01227 788022
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402
Artichoke	01227 738316
The Local	01227 738080

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Ground Floor
Approx. 137.7 sq. metres (1481.7 sq. feet)



GROUND FLOOR

Porch	
Dining Area	15'11 x 11'8 (4.85m x 3.56m)
Kitchen	9'8 x 7'8 (2.95m x 2.34m)
Living Area	19'8 x 15'8 (6.00m x 4.78m)
Main Bedroom	(L-shaped) 15'8 x 13'8 (4.78m x 4.17m) plus 7'8 x 7'3 (2.34m x 2.21m)
En Suite Bathroom	7'8 x 5'8 (2.34m x 1.73m)
Utility Room	7'8 x 7'7 (2.34m x 2.31m)
Shower Room	7'8 x 7'1 (2.34m x 2.16m)
Bedroom 2	15'8 x 11'8 (4.78m x 3.56m)
Bedroom 3/Study	15'8 x 11'8 (4.78m x 3.56m)

OUTSIDE

Driveway
Garden
Orchard
Shed

Council Tax Band: F
Tenure: Freehold

EPC to follow

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