



Jenkinson realestates

Betteshanger Cottage | Northbourne Road  
Betteshanger  
Asking Price £385,000



# Freehold

Energy Performance Rating = E

Semi Detached Cottage

Impressive Gardens

Offering Three Bedrooms

Semi Rural Location

Driveway and Detached Garage

Stunning Country Views

Jenkinson Estates are pleased to bring to the market this charming, semi detached cottage, in the rural location of Northbourne Road, Betteshanger. This delightful home, believed to date to the 1820's, really must be viewed to be appreciated. The accommodation is accessed via a porch which opens in the dining room. From here the property leads to a sitting room with a feature fireplace, housing a log burner and exposed beams, and the kitchen and a conservatory. The first floor continues to charm with three bedrooms and the family bathroom. The master bedroom benefits from stunning views across the countryside, and on a clear day, the isle of Thanet is visible along with partial distance sea views. Externally the property offers parking in the form of a gated driveway, which leads to a detached garage. The property also benefits from impressive rear gardens, which are approaching 100ft in length and is currently divided into different areas including a patio seating area and a vegetable patch. The property has a gas central heating system powered by a combination boiler that is fuelled by Liquified Petroleum Gas. The property also benefits from its own cesspit. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



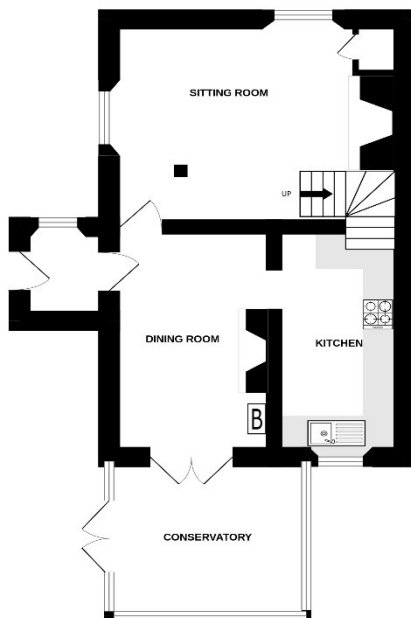
Council Tax Band D



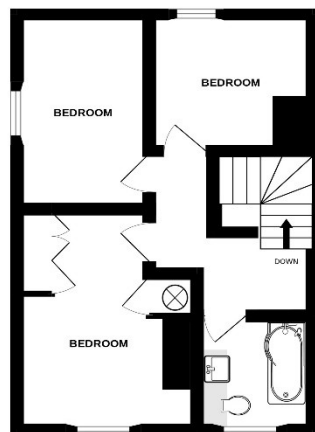




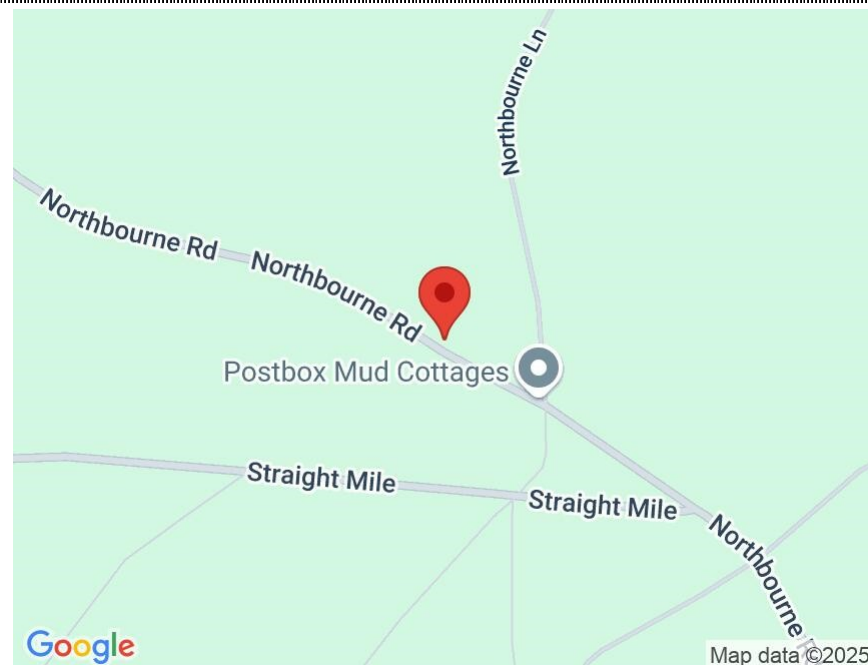
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Accommodation

### Entrance Via;

#### Porch

4'4" x 3'9" (1.32m x 1.14m)

#### Sitting Room

14'0" x 13'4" (4.27m x 4.06m)

#### Dining Room

10'5" x 9'6" (3.18m x 2.90m)

#### Kitchen

11'3" x 6'2" (3.43m x 1.88m)

#### Conservatory

9'8" x 9'2" (2.95m x 2.79m)

## First Floor Landing

### Bedroom One

11'3" x 8'9" (3.43m x 2.67m)

### Bedroom Two

14'6" x 7'6" (4.42m x 2.29m)

### Bedroom Three

11'8" x 9'3" (3.56m x 2.82m)

### Family Bathroom

### Front and Rear Gardens

### Driveway

### Detached Garage

18'1" x 11'10" (5.51m x 3.61m)

**Jenkinson Estates**

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

