



Sunrise, Vicarage Hill, Petham, Canterbury, Kent CT4 5RE

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**Sunrise, Vicarage Hill, Petham,
Canterbury, Kent CT4 5RE**

Guide Price £400,000 - Freehold

A linked detached bungalow on the edge of the downland village of Petham, in the heart of the Kent Downs National Landscape.

- Three bedrooms
- Sitting Room/Garden Room/Kitchen/Diner
- Updating required
- Beautiful village location
- No chain

The front door leads into an entrance hall with doors to the bedrooms. The Sitting Room is a spacious room leading out to the Garden Room, which has a lovely, sunny, southerly aspect. The Kitchen has a further dining area, again with views over the garden. To the front of the house are two good sized bedrooms, with a further single Bedroom/Study to the rear. The property is now in need of some updating and modernisation but will make a beautiful home in a special village location once completed.



Outside:

The front garden is laid to lawn with a driveway in front of the garage with parking for two cars nose-to-tail. The rear garden is beautifully maintained and planted with established shrubs and flower beds.

Petham is one of East Kent's most beautifully located and unspoilt villages approximately 5 miles south of Canterbury, in the Kent Downs National Landscape. Petham Primary School is highly regarded and is rated as "Good" in the 2025 OFSTED inspection. Petham has an active thriving community with a Village Hall and Church.

Agent's Note: Sunrise is subject to a historic restrictive covenant. Full details of this are available from the agent.

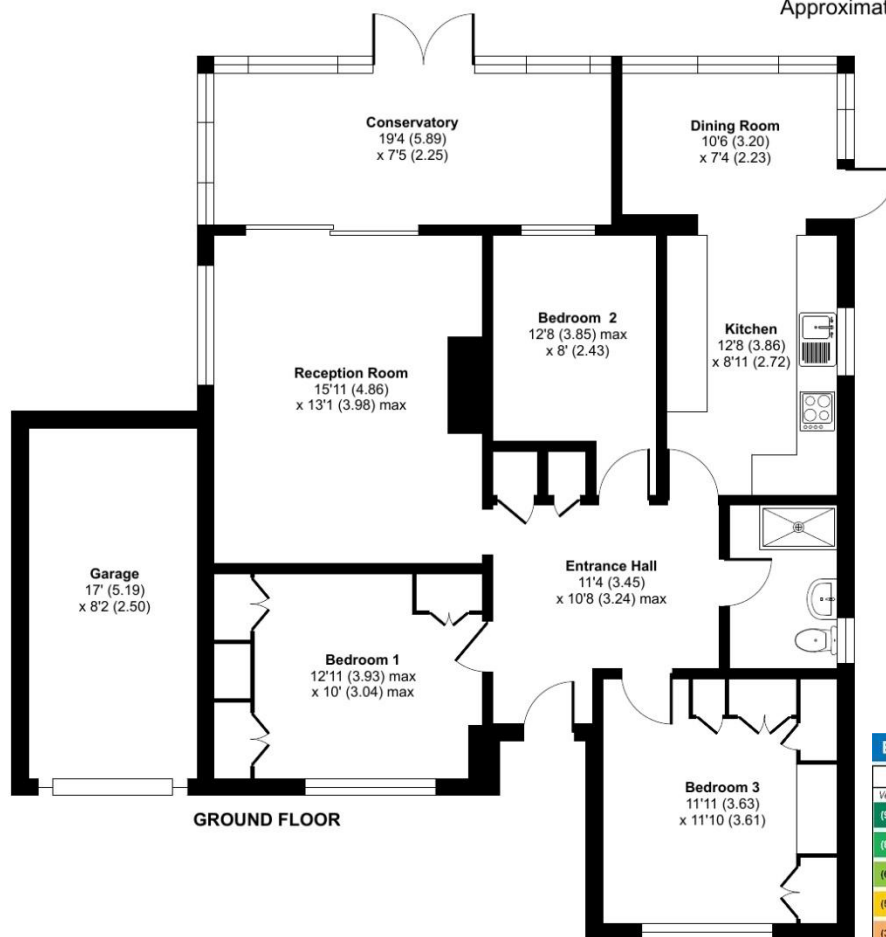
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains water, electricity and drainage. Oil fired central heating system.

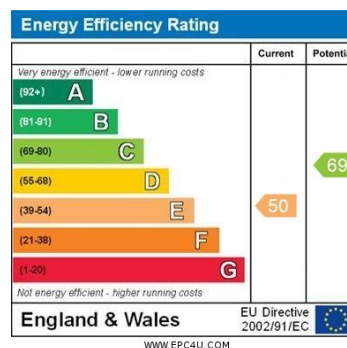
Council Tax: Band 'E' – Canterbury City Council.

Date: These particulars were prepared on 18/06/25 and amended on 14/08/25





Approximate Area = 1104 sq ft / 102.5 sq m
Garage = 140 sq ft / 13 sq m
Total = 1244 sq ft / 115.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Finns. REF: 1304754

Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. All carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are included in the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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