



11 Water Meadows, Fordwich, Canterbury, Kent, CT2 0BF

finns.co.uk

11 Water Meadows, Fordwich, Canterbury, Kent, CT2 0BF

£570,000 Freehold

Set within a quiet cul-de-sac, this beautifully maintained family home offers an exceptional blend of space, style, and comfort.

- Four Bedroom Detached Family Home
- Two Bathrooms
- Three Reception Rooms
- Beautifully Presented Throughout
- Secluded Rear Garden
- Off Road Parking
- Situated In Sought-After Fordwich

The accommodation features four spacious bedrooms which are complemented by two modern bathrooms, both fitted to a high standard and thoughtfully designed to match the overall quality of the property.

The stylish and kitchen is to the rear of the house and has a lovely outlook over the garden and woodland beyond. The kitchen has a range of integrated appliances, quartz worktops and a breakfast bar. There are three separate reception rooms which offer great flexibility for family life.

A utility room and a downstairs cloakroom completes the ground floor. A private driveway provides off-street parking for 2 cars.

To the rear, the property boasts a beautifully landscaped garden with woodland beyond offering a real sense of tranquillity and seclusion.



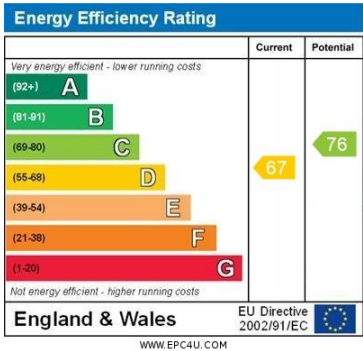
Water Meadows is situated on the edge of Britain's smallest town which has two well regarded pubs, the George & Dragon and the Michelin Starred Fordwich Arms. There is an ancient town hall and miles of lovely walks along the banks of the river Stour. The popular village of Sturry is very close by which benefits from many local amenities right on the doorstep, including a Doctor's surgery, convenience stores, Post Office, and takeaway restaurants. Sturry primary school is less than 1 mile and there is a regular bus service between Canterbury & Thanet every 15 minutes. Sturry train station is just a 10 minute walk from the house and has regular links to London, Canterbury & Thanet.

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

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 27/6/25











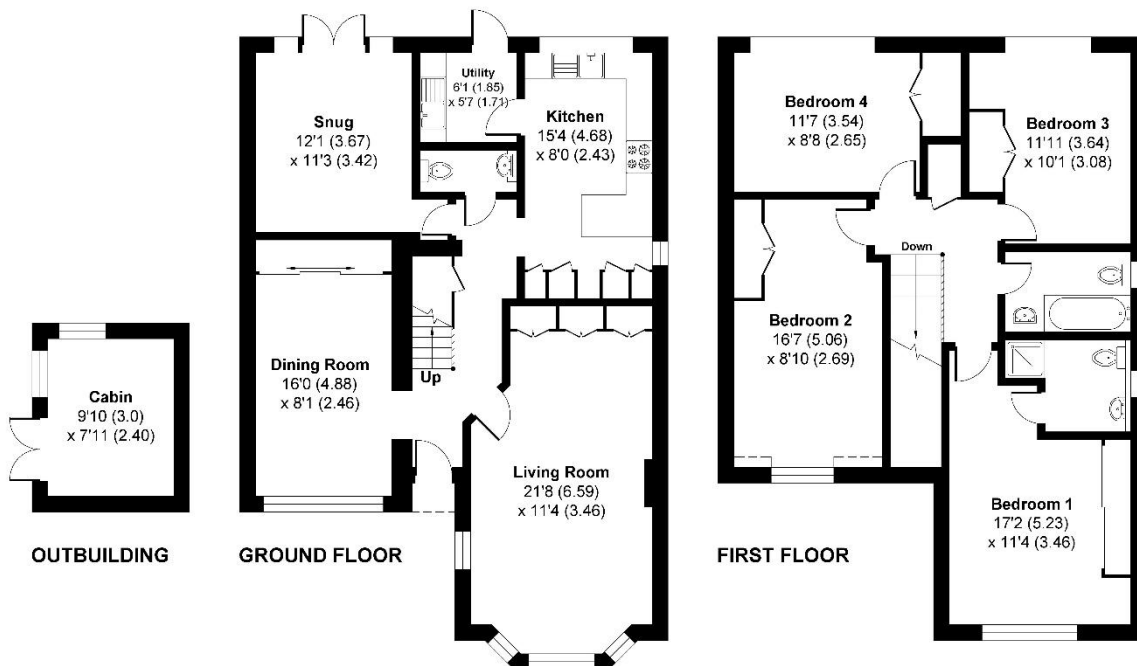


Water Meadows, Fordwich

Approximate Gross Internal Area = 142.72 sq m / 1536.22 sq ft
 Outbuilding = 7.20 sq m / 77.50 sq ft
 Total = 149.92 sq m / 1613.72 sq ft

For identification only - Not to scale

Garden
 65'8 (20.0)
 x 39'5 (12.0)



Agent's Note: 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. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from 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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

