



3 Shop Cottages  
Lower Hardres, Canterbury, CT4 5NU  
£370,000

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# 3 Shop Cottages

Charming and full of character, this delightful three-bedroom cottage is set in the sought-after rural village of Lower Hardres. This home combines cosy cottage features with generous living space, driveway parking, and a beautiful 60ft garden backing onto open paddocks.

## Situation

The property is well located in this popular rural village, which boasts a number of amenities, including a popular public house/restaurant, community hall, cricket ground, farm shop and church. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty and is a Site of Special Scientific Interest, over which there is a wealth of walks, rides and cycle routes. Lower Hardres is positioned just a few miles south of the historic cathedral city of Canterbury, which offers a wide range of shopping, recreational and educational facilities, together with high-speed main line train services to London, with the travel time to London St Pancras being some 60 minutes. There are excellent road networks linking to both the capital and the many villages and coastal towns of Kent including the port of Dover and Folkestone Euro Tunnel terminal.

## The Property

This inviting cottage blends warmth, character, and flexibility, making it ideal for a wide range of buyers. The ground floor features a comfortable sitting room centered around an exposed brick fireplace with log burner, creating a charming focal point, while a separate dining area leads into the well-laid-out kitchen/breakfast room, which includes a modern cooker with extractor hood, integral dishwasher, and practical double sink with mixer tap. The kitchen flows seamlessly into a utility room with ample space for white goods, storage for kitchen implements, and a handy area for coats and boots. A bright, spacious conservatory is thoughtfully positioned with a built-in window seat wrapping around one side, offering lovely views of the gardens beyond. Also on the ground floor is an adaptable double bedroom with an inbuilt shower cubicle — ideal for guests — and at the front of the cottage, a versatile reception room, currently a study or office, featuring beams and a fireplace, perfect for home working or hobbies.

Upstairs, two generously proportioned double bedrooms are complemented by a family bathroom with both a bath and separate shower, completing a layout that is practical, homely, and full of charm.

## Outside

To the front, the property benefits from driveway parking for two vehicles. To the rear is a standout feature — a generous 60ft garden with a very useful large shed, backing directly onto paddocks and enjoying open views and a wonderful sense of peace and privacy. The garden is well suited to those who enjoy outdoor living, with espalier apple trees, a medlar tree, and raised vegetable beds, making it ideal for keen gardeners. This lovely outdoor space is perfect for relaxing, entertaining, or simply enjoying the rural setting, with the ever-changing countryside as your backdrop.

## Services

All mains' services are understood to be connected.

## Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

## Tenure

Freehold

## Current Council Tax Band: D

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026  
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### Sitting Room / Dining Room

23' 6" x 11' 6" (7.16m x 3.50m)

### Kitchen/Breakfast Room plus Utility/Boot Room

16' 10" x 8' 9" (5.13m x 2.66m)

### Study/Office

12' 0" x 8' 7" (3.65m x 2.61m)

### Ground Floor Bedroom with Shower

12' 0" x 6' 11" (3.65m x 2.11m)

### Rear Conservatory

9' 1" x 6' 8" (2.77m x 2.03m)

### First Floor Landing

### Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

### Bedroom Two

11' 8" x 8' 9" (3.55m x 2.66m)

### Bath/Shower Room

11' 2" x 5' 9" (3.40m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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