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5 Hospital Meadow Cottages, The Street, Goodnestone, Canterbury, Kent, CT3 1PQ

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**5 Hospital Meadow Cottages, The Street,
Goodnestone, Canterbury, Kent, CT3 1PQ**

£340,000 Freehold

A three-bedroom semi-detached family home, offered for sale with no onward chain and enjoying wonderful potential for extension (subject to the necessary consents), set within generous established gardens in the highly desirable village of Goodnestone.

- Three-bedroom semi-detached family home
- No onward chain
- Generous front and rear gardens
- Double glazing and oil-fired central heating
- Excellent potential to extend (subject to planning)
- Situated in the sought-after village of Goodnestone

The front door opens into the entrance hall, which leads through to the dining room enjoying a pleasant outlook over the rear garden.

The spacious sitting room overlooks the rear garden and benefits from built-in cupboards and a Rayburn stove (currently not in use). The kitchen is fitted with a range of wall and base units with space for appliances, a tiled floor and a window to the front. A rear lobby gives access to the cloakroom and a side passage.

Upstairs, the landing leads to three well-proportioned bedrooms, all with built-in cupboards, together with the family bathroom.

Outside, the property is set back behind a substantial front garden which may offer potential for the creation of off-road parking, subject to any necessary permissions. The majority of the garden lies to the rear and extends to approximately 77' x 37', being mainly laid to

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



lawn and well stocked with a variety of mature trees and shrubs. There is also a decked seating area, garden shed and timber outbuilding.

The property is situated in the highly sought-after and picturesque village of Goodnestone, renowned for its attractive rural setting, historic Holy Cross Church and the magnificent Goodnestone Park, with its beautiful gardens and popular tearoom. Surrounded by rolling Kent countryside, the village offers an abundance of scenic walking routes and a wonderful sense of community. Goodnestone also benefits from a well-regarded primary school and the highly regarded Fitzwalter Arms public house, a popular destination for both locals and visitors alike.

The neighbouring village of Wingham has a bustling High Street and offers a good range of everyday amenities including a village shop, newsagent, doctor's surgery, dentist and two well-regarded pubs and a primary school.

The Cathedral City of Canterbury lies approximately 9.5 miles away and provides an extensive range of shopping, leisure and cultural facilities, together with an excellent choice of state and private schools, universities and colleges.

Communications are excellent, with easy access to the A2, connecting to both the M2 and M20 motorway networks. Canterbury West railway station offers High Speed services to London St Pancras in just 56 minutes, making the area an attractive choice for commuters. The Port of Dover and Channel Tunnel are also easily accessible, providing convenient links to mainland Europe.

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

Services: Mains electricity, water & drainage. Oil central heating.

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





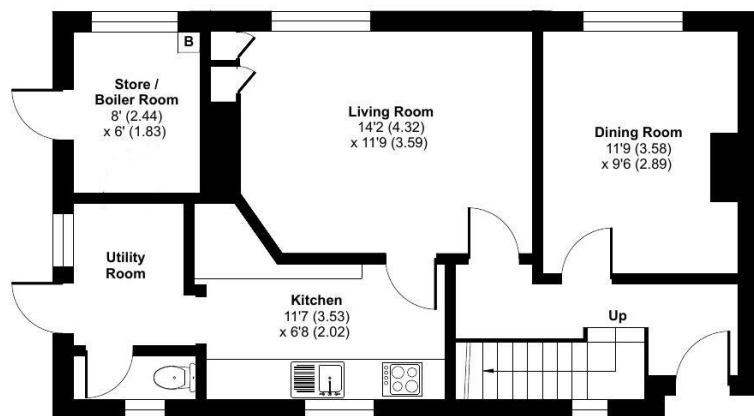
Approximate Area = 1044 sq ft / 96.9 sq m
Outbuildings = 222 sq ft / 20.6 sq m
Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale

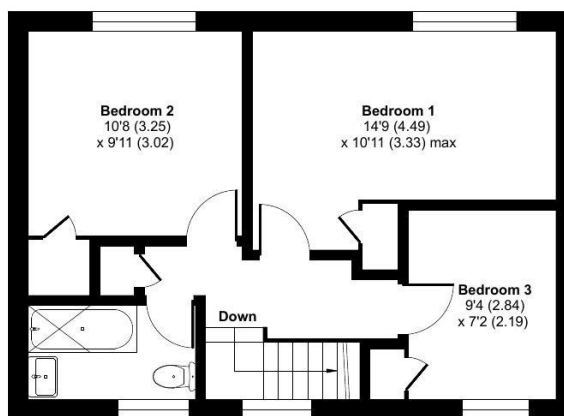
Rear Garden
Approximate
77'2 (23.54)
x 37'8 (11.54)

Garden Room
15'7 (4.75)
x 9'8 (2.95)

Shed
9'3 (2.81)
x 7'8 (2.34)



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Finns. REF: 1528454

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	67 D
21-38	F		
1-20	G		

Date: These particulars were prepared on 6/10/26

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.

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