



Chantry Park, Sarre, Birchington







9 Chantry Park

Sarre, Bichington
Kent, CT7 0LG

7.5 miles Canterbury
17 miles Deal

9 miles Ramsgate
23 miles Dover

Description

Ground Floor

- Hallway
- Cloakroom
- Study
14'11 x 8'0
(4.55m x 2.44m)
- Lounge
18'11 x 14'11
(5.77m x 4.55m)
- Dining Room
13'3 x 12'2
(4.04m x 3.71m)
- Kitchen/Breakfast Room
18'9 x 16'2
(5.72m x 4.93m)
- Utility Room
7'3 x 6'3
(2.21m x 1.91m)

First Floor

- Landing
- Master Bedroom
17'1 x 14'11
(5.21m x 4.55m)
- En-suite Bathroom
- Bedroom
15'1 x 14'3
(4.60m x 4.34m)
Plus built-in wardrobes
- En-suite Shower Room

- Bedroom
12'6 x 12'6
(3.81m x 3.81m)
- Bedroom
11'5 x 9'6
(3.48m x 2.90m)
With built-in wardrobe
- Bedroom
11'5 x 8'6
(3.48m x 2.59m)
With built-in wardrobe
- Family Bathroom

Second Floor

- Landing
- Bedroom
20'3 x 13'9
(6.17m x 4.19m)
Plus built-in wardrobes
- Bedroom
13'8 x 10'2
(4.17m x 3.10m)

External

- Front/Driveway - Providing off street parking for numerous vehicles
- Double Garage
- Rear Garden - Established garden enjoying a sunny aspect mainly laid to lawn with patio area, flower and shrub borders, mature trees and side access



Property

A stunning executive home in the sought-after village of Sarre. This beautiful well-appointed home was constructed by award winning 'Millwood Designer Homes' in 2001 offering spacious, light and well-proportioned accommodation arranged over three floors.

The ground floor is entered via double doors leading to an impressive entrance hall with doors leading to the ground floor rooms and a staircase rising to the upper floors. There is a study, the large lounge has a lovely inglenook fireplace, the dining room has doors leading to the garden, there is also a well-equipped kitchen/breakfast room with modern units, integrated appliances and granite work surfaces, plus a separate cloakroom and utility room.

On the first floor, there is a large master bedroom with en-suite bathroom, a large guest bedroom with en-suite shower room, three further bedrooms and a family bathroom. On the second floor, there are two further double bedrooms.

Externally, there is a lovely established garden enjoying a sunny aspect mainly laid to lawn with patio area, flower and shrub borders, mature trees and side access. To the front garden there is a driveway providing ample parking and access to the double garage.



Chantry Park is a quiet and select development on the outskirts of the village. Ideally located for access to the Cathedral City of Canterbury, which is renowned for its excellent private and public schools and universities. Canterbury also offers high-speed rail links to London St. Pancras taking less than an hour. Thanet coastal towns and Westwood Cross Shopping Centre are all easily accessible. There are good road links to London and the motorway network via the A299 Thanet Way and the M2 Motorway.

Our Time Here

We were looking for a large family home to share with my parents when we came across this lovely new development just across the road from where my daughter kept her horse. The space allowed my parents to have their own bedroom, living room and bathroom. Chantry Park is a very attractive place to live with lovely neighbours and a good sense of community. All of the houses are individual and it has an almost village like feel to it.

As a big family, we tend to use the kitchen the most, which has been the hub of the home. During the summer months we spend a lot of time in the large garden, and we have had many wonderful family gatherings here, including my daughter's wedding reception a couple of years ago – complete with marquee!

Until we moved here, we didn't realise just how accessible the house is. We can get to Canterbury within 15 minutes, and Herne Bay in less than 10. It's very well located for Faversham and Whitstable too, as well as accessing the countryside and there are some lovely local pubs nearby. The bus service has been very useful for the older children to get to schools in the nearby towns, and although we are in the countryside there are Karate and Drama clubs at the top of the hill and a park.

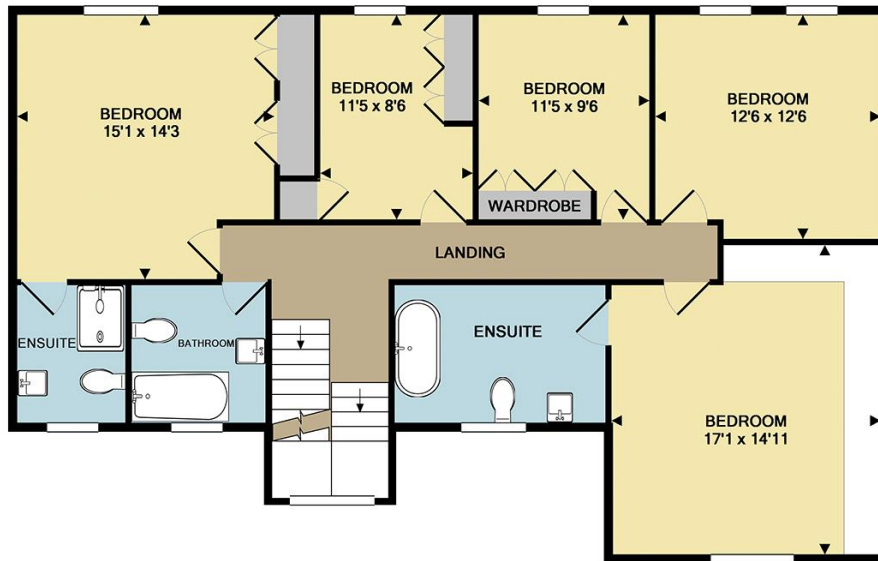
We tend to shop in Minster, which has a great doctor, brilliant vet and an extremely good butcher – all of which we intend to keep when we move! The convenient location means that we can make the most of countryside living without feeling isolated. It's a really great place for cycling, riding and dog walking, but also commuting if you needed to.

It will be very hard to leave, as we have had many happy years here with our children growing up, but we are now looking for something a bit smaller in the local area.





GROUND FLOOR
APPROX. FLOOR
AREA 1176 SQ.FT.
(109.3 SQ.M.)



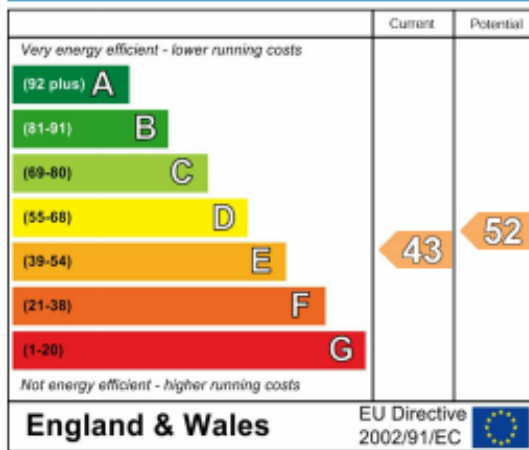
1ST FLOOR
APPROX. FLOOR
AREA 1186 SQ.FT.
(110.2 SQ.M.)



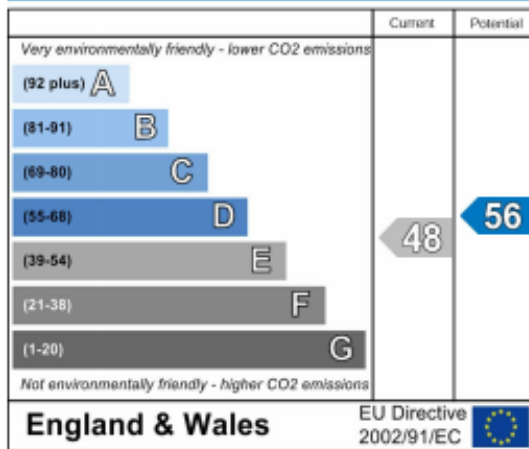
2ND FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2840 SQ.FT. (263.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Important Notice:
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing

Strictly by appointment with Miles and Barr
Exclusive

Birchington Office

29 Station Road
Birchington
Kent
CT7 9DJ

T: 01843 844899

E: [Birchington@milesandbarr.co.uk](mailto:birchington@milesandbarr.co.uk)

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 200600 (Option 2)

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,
Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

