



Country View, Anvil Green, Waltham,
Canterbury, CT4 7EU

£625,000

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Browns





Country View

Anvil Green, Waltham, Canterbury CT4 7EU

A most spacious, modern detached family house with adaptable accommodation set within large gardens positioned in a quiet rural hamlet.

Situation

Country View is situated in a small idyllic rural hamlet in the Kent Downs Area of Outstanding Natural Beauty, with the pretty village of Waltham just over a mile away.

Waltham itself is a popular rural village, having its own community hall, ancient church and riding stables. Other villages in the vicinity, including Petham and Bridge further cater well for one's every day needs and six miles to the north is the Cathedral City of Canterbury; offering a wide range of shopping, recreational and educational facilities; including both Grammar Schools and Universities; together with high speed rail services to London with the travel time to St Pancras being only 60 minutes.

Excellent road and rail networks are further enhanced by the Eurostar and Eurotunnel facilities nearby, providing direct and easy access deep into Europe and beyond. The surrounding countryside provides numerous walks, bridle paths and cycle routes on one's doorstep.

The Property

Country View is a wonderful large family house built around 18 years ago by the current owners. Set well within its own extensive gardens and grounds it commands excellent open views of extensive woodland and fields.

The accommodation is adaptable, spacious and extremely light and airy having been recently decorated in neutral colours throughout.

Leading from the generous hallway is the sitting room with a central fireplace which in turn opens to the dining room. There is a well fitted kitchen/breakfast room, utility room and a study.

Also on the ground floor is a bedroom with a family bathroom, the entrance to the large double garage with cloakroom/wc and stairs to the games room.

Upstairs are three generous bedrooms one with an en-suite bathroom and all with eaves storage, while a further bathroom is accessed from the landing.

Outside

The lawned gardens are extensive and surround the property on all sides with a generous paved patio at the rear ideal for al fresco dining or just enjoying the sounds of the countryside.

A large ranch style gate opens from the lane offering excellent driveway parking for a number of vehicles along with the integral double garage. Above the garage will be found a very useful games room extending the full width of the property, and again benefitting from eaves storage.

Services

Mains water, electricity and drainage connected. Oil fired central heating.

Local Authority

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

Current Council Tax Band: G

EPC Rating: TBC

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 840422**



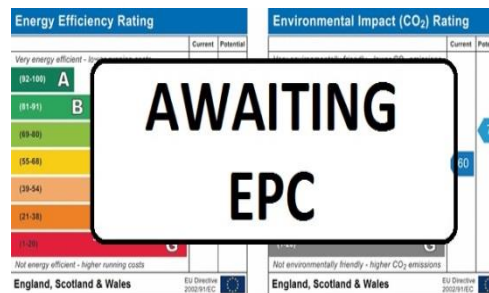
1ST FLOOR
APPROX. FLOOR
AREA 1265 SQ.FT.
(117.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1501 SQ.FT.
(139.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2767 SQ.FT. (257.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62018



Storm Porch & Entrance Hall

Sitting Room

Approx. 16' 1" x 15' 8" (4.90m x 4.77m)

Dining Room

Approx. 15' 8" x 15' 5" (4.77m x 4.70m)

Kitchen/Breakfast Room

Approx. 17' 0" x 11' 0" (5.18m x 3.35m)

Utility Room

Approx. 11' 5" x 9' 1" (3.48m x 2.77m)

Office/Study

Approx. 10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom Three

Approx. 10' 9" x 10' 1" (3.27m x 3.07m)

Bathroom

Integral Double Garage

Approx. 21' 5" x 17' 9" (6.52m x 5.41m)

Master Bedroom

Approx. 21' 0" x 16' 1" (6.40m x 4.90m)

En Suite Bathroom

Bedroom Two

Approx. 15' 8" x 9' 9" (4.77m x 2.97m)

Bedroom Four

Approx. 11' 9" x 9' 2" (3.58m x 2.79m)

Family Bathroom

Games Room

Approx. 19' 4" x 15' 8" (5.89m x 4.77m)

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: info@brownscountryproperty.co.uk



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 illustrative 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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