



Charles Bainbridge



Cross Keys Lodge, Bolts Hill,  
Chartham, Canterbury, Kent, CT4 7JX

£450,000









An impressive Grade II listed period house providing attractively presented accommodation with a wealth of charm and character located on the edge of the popular village of Chartham. The property enjoys versatile accommodation which includes a spacious reception hall, with attractive fireplace, and staircase rising to the first floor. There is an impressive sitting room overlooking the garden which also has a hatch accessing the cellar. The kitchen is comprehensively fitted with a range of wall, drawer and floor units and there is an adjacent dining room with an exposed brick fireplace. There is a bedroom on the ground floor plus a separate shower room. On the first floor are two further bedrooms plus the family bathroom. The property benefits from central heating via a gas fired boiler.

To the front is a shingled garden with mature borders and a picket fence with a path accessing the front door. The rear garden includes a substantial lawn with mature borders stocked with a variety of ground covering plants, flowering plants, climbing plants and shrubbery. There is a further paved area to the rear with timber shed and access to the garage. A side gate leads to the drive. From the road vehicular access is gained onto a shared driveway leading to the garage and the adjacent parking space for one car.

The property is located in the popular village of Chartham which has a range of local facilities including general store, pubs and primary school and train station. The outlying countryside offers lovely walks and cycling. Canterbury itself is easily accessible and provides a comprehensive range of shopping and leisure facilities, a selection of primary and secondary schools, two universities and other colleges. The High-Speed rail link is available from Canterbury West station to London St. Pancras with an estimated journey time of approx. 55 mins.

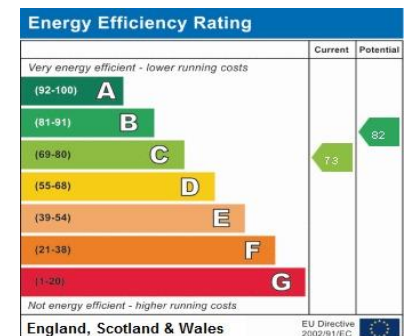
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: E

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

We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)







**TOTAL FLOOR AREA : 1794 sq.ft. (166.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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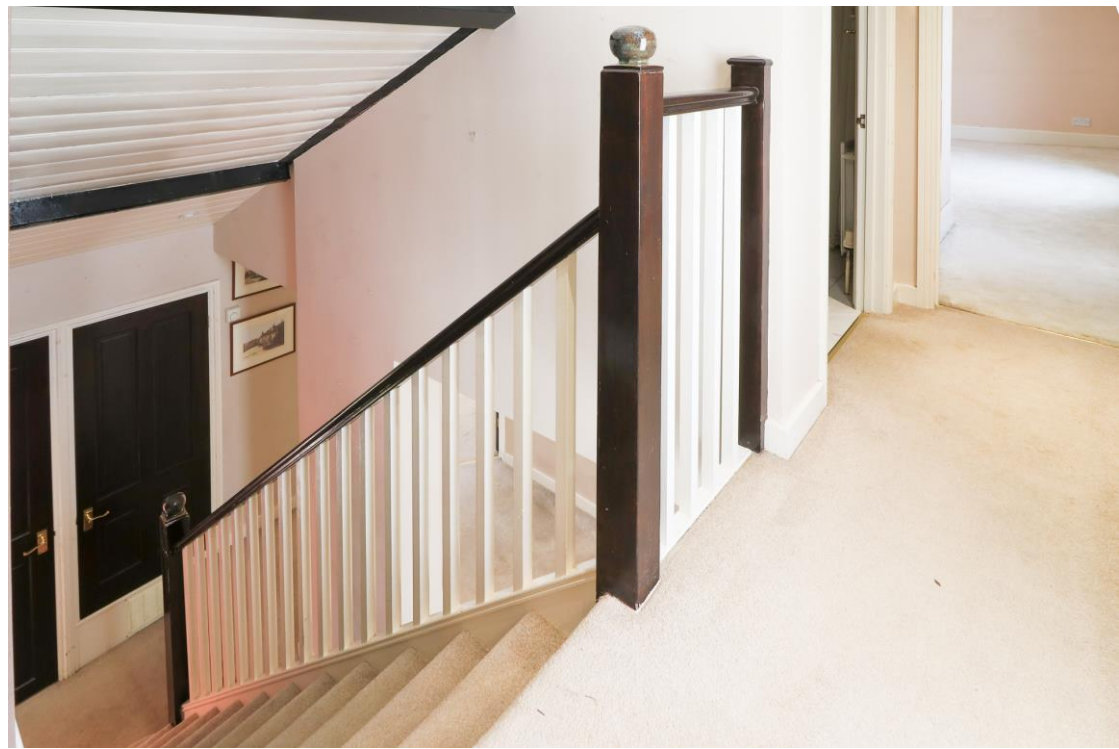
























Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles  
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1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)