



Charles Bainbridge



6 Denstead Oast, Denstead Lane,  
Chartham Hatch, Canterbury, Kent, CT4 7SH

£675,000

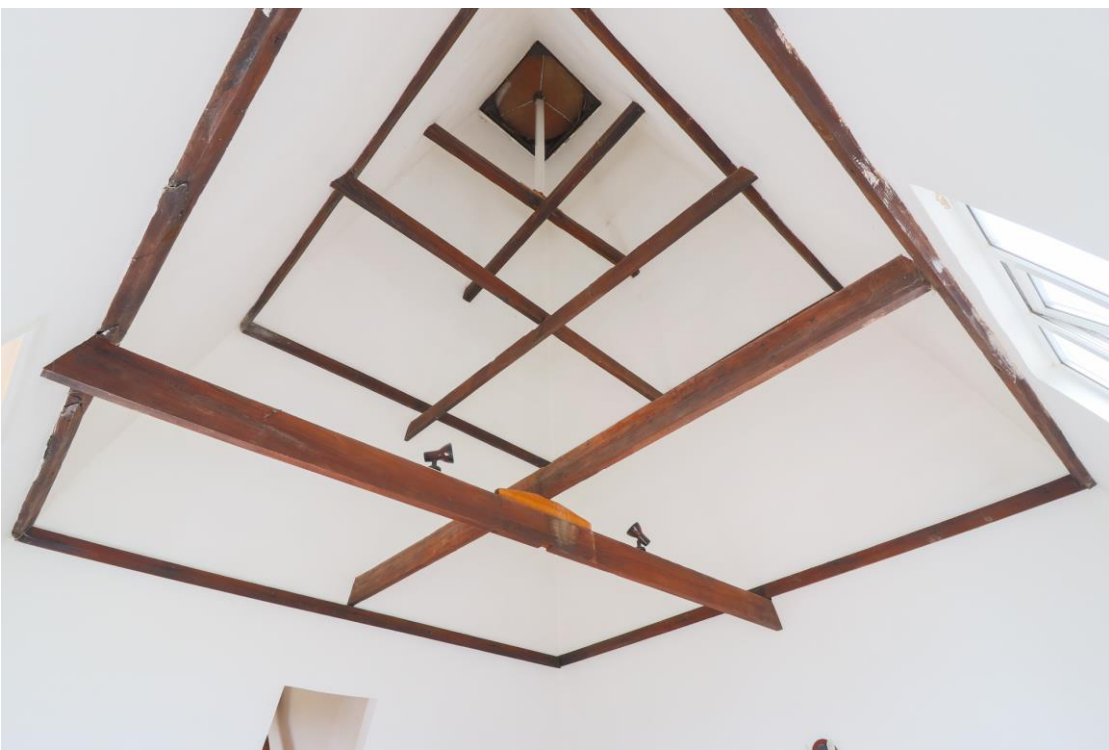






...if you  
look after  
**GOODNESS**  
& **TRUTH**  
**BEAUTY**  
will take care  
of itself...

THESE WORDS WERE PUBLISHED BY JOHN GILLIAT IN 1871  
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Denstead Oast is a wonderful conversion, retaining many original features, and is full of charm and character. This property forms the end section of the oasts and provides spacious accommodation over three split level floors and is presented to a high specification throughout. On the ground floor there is a spacious hallway leading to the master bedroom and with French doors leading out onto the garden and an attractive ensuite shower room. Stairs down to a lower level provides a large room with flexible usage for reception or guest accommodation. There is a contemporary kitchen/dining room finished to a high standard with silestone worktop and integral appliances. A half-flight of stairs leads to the Kiln Room providing a stunning sitting room with a view up into the kiln. A further half-flight of stairs leads to a mezzanine living room with views over the surrounding orchards and countryside. Please note this mezzanine room is now carpeted. There are two further bedrooms, one with an ensuite shower room and the family bathroom.

Externally the garden has a paved seating area and patio with the remainder laid to lawn, overlooking countryside views. The property is approached by a shared private driveway with parking to the front of the property.

The property is set in an idyllic hamlet of Chartham Hatch surrounded by countryside offering lovely walks and cycling. The nearby village of Chartham has a range of local facilities including general store, pubs and a primary school. The cathedral city of Canterbury 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: Mains electric, water and drainage are understood to be connected to the property. LPG gas in ground.

Tenure: Freehold

Council Tax Band: G

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

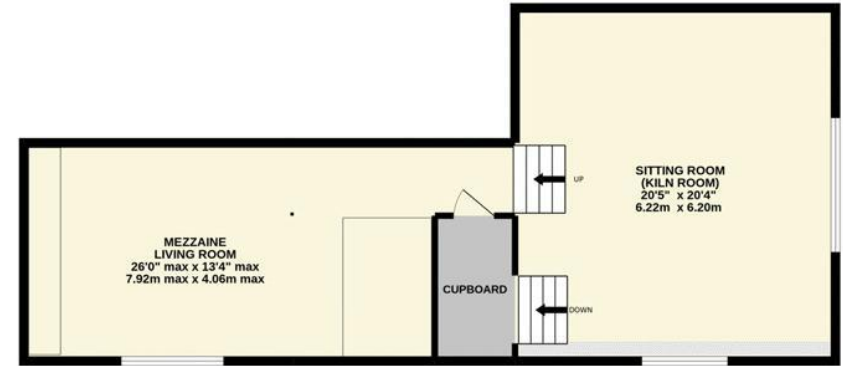
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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2ND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



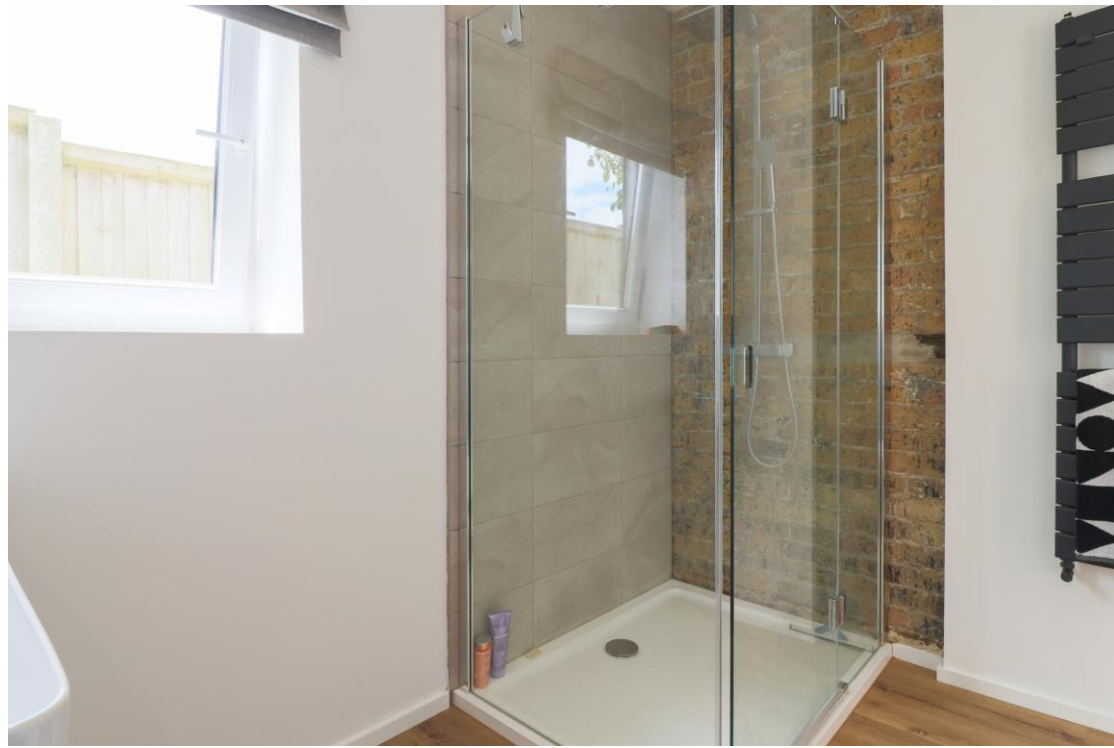
GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



















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.



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