



22 The Street, Canterbury, CT4 7DU
Offers in excess of £750,000



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Discover the perfect blend of country charm and modern luxury in this exceptional, detached bungalow, located in the beautiful village of Godmersham on the outskirts of Canterbury. Offered with no onward chain, this move-in ready home is a rare opportunity for buyers seeking peace, privacy, and a high standard of living. Set in a picturesque rural setting, the property boasts a versatile and spacious layout ideal for a variety of lifestyles. Step through the grand entrance into a bright and welcoming sitting room, complete with a feature fireplace that adds warmth and character to the space. At the heart of the home is a stylish kitchen/breakfast dining room — a true social hub, perfect for family gatherings and culinary creativity. Two further reception rooms to the rear of the property provide direct access to a beautifully landscaped garden terrace, ideal for entertaining guests or enjoying quiet moments in the sun. The bungalow offers three generous bedrooms, two of which benefit from contemporary en suite shower rooms, alongside a sleek, modern family bathroom. Additional features include a private driveway with space for up to three vehicles, a garage offering ample storage, and a serene garden oasis perfect for relaxing and soaking up the natural surroundings.

This home offers the best of both worlds — tranquil countryside living with the convenience of nearby Canterbury's amenities, schools, and transport links. Whether you're downsizing, relocating, or looking for a peaceful retreat, this property is sure to impress.

Description

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

For a free no obligation valuation of your property please contact the number quoted on the property brochure.

Situation

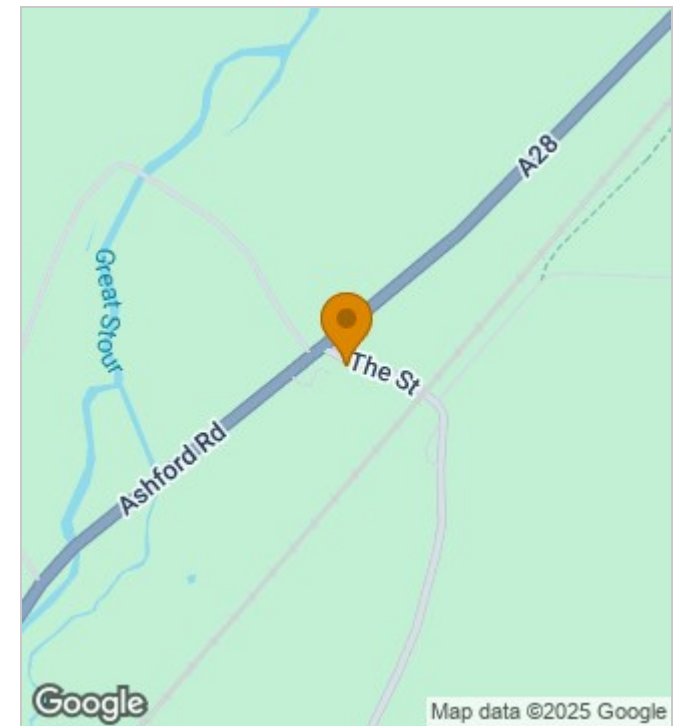
Nestled in the heart of Kent, Godmersham is a picturesque village that combines rural charm with modern convenience, offering a tranquil lifestyle within easy reach of Canterbury.

By Car: Located just off the A28, Godmersham is only a short drive from Canterbury, making it convenient for commuting or day trips. The M2 motorway is also easily accessible, linking the village to London and the Kent coast.

Public Transport: Regular bus services connect Godmersham to Canterbury and surrounding towns, offering reliable options for those who prefer public transport.

Train Services: Nearby Chilham Station provides direct rail links to Canterbury, Ashford, and London, perfect for both daily commutes and weekend getaways.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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