

Bagham Cross, Canterbury, Kent, CT4 8DU

Price £425,000

Sally Hatcher  
*estates*





# Bagham Cross

## Canterbury CT4 8DU

2 bedroom bungalow set in large plot located in the sought after village of Chilham

This detached bungalow is located on the edge of the historic village of Chilham. The property is set back off the A28 and is accessed by a driveway which has ample parking and a detached garage. Entrance Hallway leading into sitting room with gas fire. Kitchen with hi-gloss units with an integrated oven and small hob, space for washing machine and fridge/freezer. The conservatory was installed in 2022 and has a flat roof. Two double size bedrooms and shower room. The rear garden has a large shed with established shrub boards and lawn.

The village of Chilham has a beautifully preserved Medieval Square on the Pilgrim's Way, magnificent castle set in landscaped gardens and parkland; Medieval church and 4000 year old Juliberrie Barrow and has featured in a number of films and TV productions.

The property is freehold and could be extended subject to the relevant planning permission.  
Broad band speed-  
from Broadband.co.uk

Download - 66.17mb  
Upload - 19.35mb  
Ping - 13ms

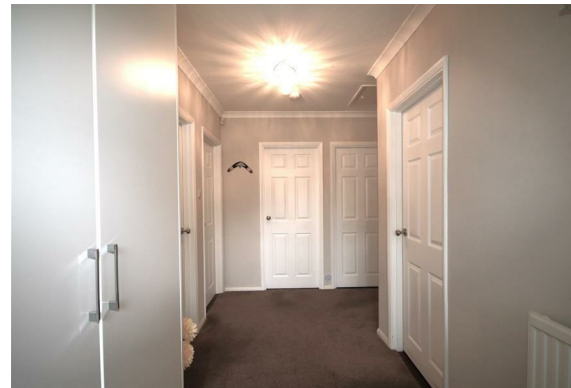
Council Tax band- E

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a home.

Identification checks  
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

**Hallway**  
13'4" x 5'8" (4.073 x 1.734)







**Living Room**  
18'11" x 11'1" (5.779 x 3.389)

**Kitchen**  
8'11" x 10'3" (2.725 x 3.128)

**Conservatory**  
7'9" x 9'9" (2.373 x 2.976)

**Shower Room**  
5'9" x 4'11" (1.754 x 1.513)

**WC**  
5'9" x 2'10" (1.754 x 0.885)

**Bedroom 1**  
12'2" x 10'9" (3.729 x 3.293)

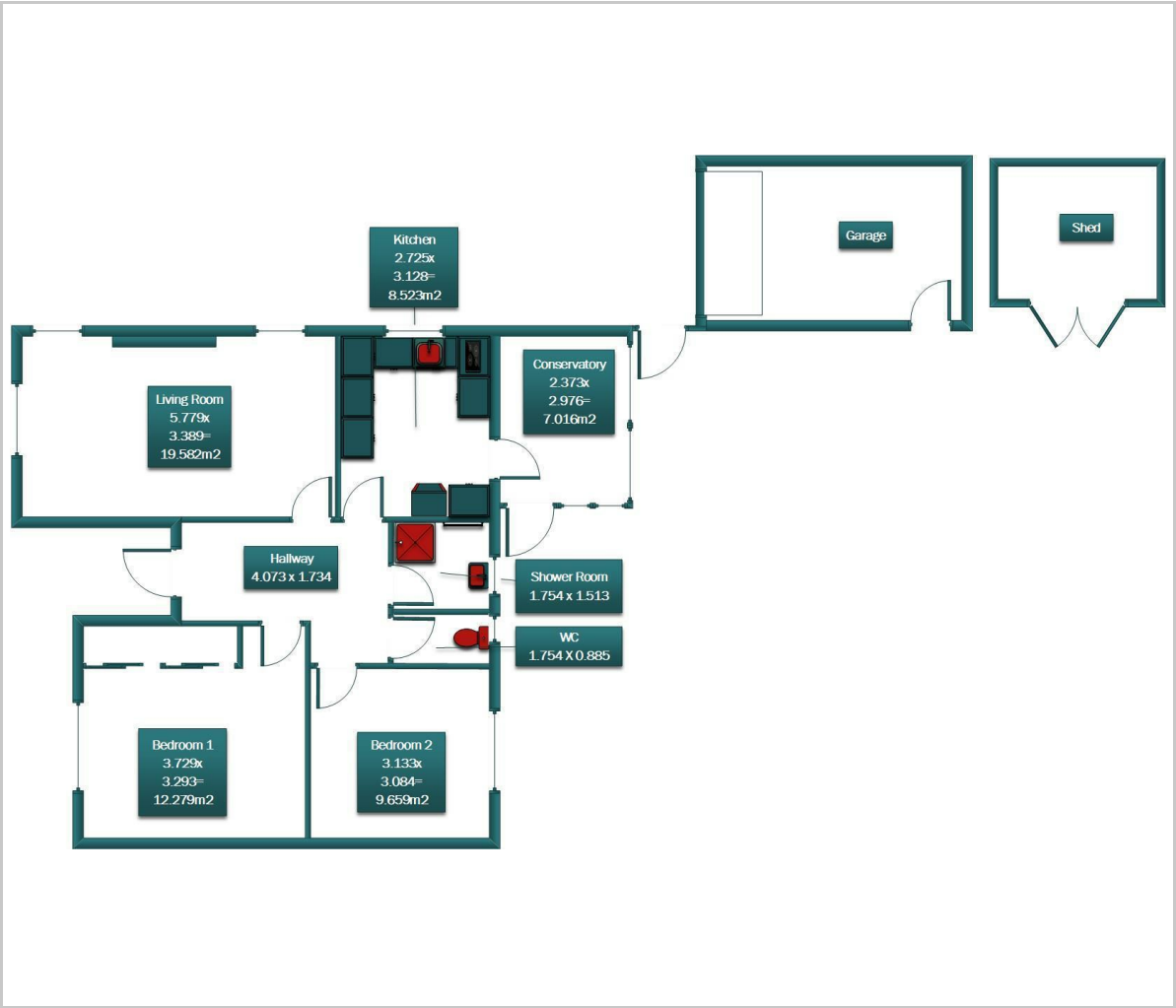
**Garage**

**Shed**





Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

