

Carthage, 37 The Downs Cockering Road | Chartham | Canterbury | Kent | CT4 7PU





# Step inside

## Carthage

Blink and you could miss turning into the very long private road access off Beech Avenue that only leads to and is owned by two properties including this delightful detached Victorian family home adjacent to farmland. It looks like a child's vision of a house with symmetrical windows and a central front entrance and is believed to have originally been built around 1860. It subsequently fell into disrepair and became derelict but was rescued by the current owner in 2001 and totally renovated from the cellar to the roof. While recently it has yet again been refurbished and redecorated so is just ready for new owners to walk straight into without having to do anything but install their furniture.

A south facing decked patio, bordered by high hedging, a large lawn and mature trees, leads to the trellis style porch and front door that opens into the hallway. This has access to the basement/cellar, the rear pergola covered terrace and the charming study with an ensuite cloakroom, which is very useful for anyone working from home. You can immediately see anyone coming down the drive and business visitors do not need to venture into the private part of the home.

There is a spacious kitchen with a range cooker and shaker style wood fronted units housing a fridge and a dishwasher and a peninsular breakfast bar as well as a large dining area with pine flooring, a modern raised living flame gas fire and a bay window with French doors to the rear terrace. While the good sized living room also features French doors to the terrace and a coal effect gas fire. The basement has vinyl flooring and has been upgraded to include a utility area with a freezer and laundry facilities.

The first floor galleried landing has access to the large boarded loft and leads to a family bathroom and four double bedrooms including one with dual aspect and views over the fields, another with a fireplace while the first bedroom has a wall of fitted back lit cupboards and an ensuite shower room.

Outside there is a pathway that runs around one side of the property bordered by a colourful flowerbed. It leads to the rear terrace with the vine covered pergola that continues to the parking area on the other side of the house. The path also runs down to a pedestrian gate that opens onto Cockering Road and was the historical entrance to the property. Which is why the original arched front entrance with period Pugin style floor tiles is now the rear of the house.









# Seller Insight

It was a real 'labour of love' rescuing this property and bringing it back to its former glory. We love the secluded location and the character of the house and it has been a great place to live but we plan to spend most of our time abroad in the future and hope a new family will enjoy everything we have done to create a lovely home. However, it would be possible to increase the living accommodation even further, subject to planning permission, by utilising the large loft space and/or adding an extension onto the side of the property as there is sufficient additional off road parking adjacent to the front of the house.

Chartham is a delightful village with a good primary school, a convenience store, post office and hairdresser as well as the Local and Artichoke pubs, the station and the Chartham Vinery.

The historic city of Canterbury is nearby and includes a plethora of ancient buildings, lovely pubs, restaurants and two theatres as well as a variety of high street stores and independent shops, recreational facilities such as a golf course and sports centre and two mainline stations including Canterbury West with the high speed train that will get you to London in under an hour. It also has excellent grammar schools as well as top class public schools and three universities. While there is easy road access London or Folkestone and Dover for trips to the Continent."\*

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Travel By Road: Chartham station Ashford International Canterbury Channel Tunnel Dover Docks Gatwick Charing Cross	0.7 miles 12.1 miles 2.8 miles 15.7 miles 21.6 miles 66.4 miles 64.2 miles
By train from Chartham Ashford International Canterbury West London Charing Cross London Victoria Canterbury West to St Pancras Ashford to St Pancras	16 mins 6 mins 1hr 38 mins 1hr 37 mins 55mins 36 mins
Leisure Clubs & Facilities Kingsmead Leisure Centre Chilham Sports Centre Polo Farm Sports Club Canterbury Golf Club Chilham Mill Angling St Lawrence Cricket Ground	01227 769818 01227 730233 01227 769159 01227 453532 07748 767882 01227 473612

Healthcare Chilham Surgery Old School Surgery Kent and Canterbury Hosp Chaucer Hospital William Harvey Hospital	01227 731210 01227 738282 01227 766877 01227 825100 01233 633331
Education Primary Schools: Petham Primary School Chartham Primary Kent College Junior St Edmunds Junior Kings Junior Ashford Prep	01227 700260 01227 738225 01227 762436 01227 475600 01227 714000 01233 625171
Secondary Schools: Simon Langton Girls Grammar Simon Langton Boys Grammar Barton Grammar King's School, Canterbury Kent College St Edmunds Ashford School	01227 463711 01227 463567 01227 464600 01227 595501 01227 763231 01227 475000 01233 625171

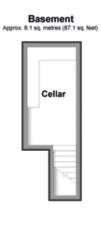
Entertainment	
Artichoke	01227 738316
The Local	01227 738080
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

Local Attractions / Landmarks
Chilham Castle gardens and parkland
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Chartham Winery

# Approx. 65.1 sq. metres (700.8 sq. feet) Dining Area Living Room FP

Study

Ground Floor



### First Floor Approx. 63.2 sq. metres (679.9 sq. feet)



### **GROUND FLOOR**

Entrance Hall

 Kitchen
 11'9 x 11'8 (3.58m x 3.56m)

 Dining Area
 16'0 x 11'9 (4.88m x 3.58m)

 Study
 8'11 x 7'0 (2.72m x 2.14m)

Cloakroom

Living Room 16'9 x 11'2 (5.11m x 3.41m)

Rear Porch

### **BASEMENT**

Cellar 11'9 x 5'9 (3.58m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 4 11'6 x 7'4 (3.51m x 2.24m)

Bedroom 2 12'4 (3.76m) narrowing to 11'2 (3.41m) x 9'0 (2.75m)

Bedroom 1 15'10 x 9'1 (4.83m x 2.77m)

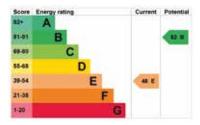
En Suite Shower Room

Bedroom 3 11'6 into fitted wardrobes x 11'3 (3.51m x 3.43m)

### **OUTSIDE**

Garden Driveway

> Council Tax Band: E Tenure: Freehold







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed







