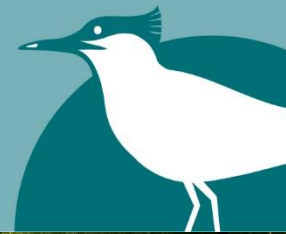




14 Short Street
Chillenden, Canterbury, CT3 1PR
£550,000

colebrooksturrock.com





14 Short Street

Chillenden, Canterbury

A spacious modern detached family home surrounded by open countryside on the outskirts of the sought after rural village of Chillenden.

Situation

No: 14 is positioned on the outskirts of Chillenden, an idyllic rural village nestled on the edge of the Kent Downs Area of Outstanding Natural Beauty and the North Down Chalklands. The surrounding countryside provides a wealth of walks, bridle paths and cycle routes whilst the ever popular Griffins Head public house and restaurant lies at the heart of this sought after village. The neighbouring villages of Nonington, Eastry and Adisham cater for everyday needs with shops, schools, public house/restaurants, churches and also a mainline railway station. The larger centres of the Cathedral City of Canterbury and the Cross Channel Port of Dover are within easy distance and provide an excellent range of shopping, recreational and educational facilities, including both Grammar Schools and Universities; plus high speed main line train services to London, with the travel time to St Pancras being some 60 minutes. The Cinque Port town of Sandwich lies approximately 6 miles distant.

glazed and centrally heated via an oil fired floor standing boiler.

Outside

No: 14 sits centrally within its generous plot and therefore enjoys private enclosed lawned gardens to both front and rear. Both spaces are a haven for wildlife with hedge lined boundaries, large pond and a wide variety of established planting all beautifully laid out around paved seating areas and pathways. To front is a communal forecourt which is jointly maintained with the neighbouring properties and provides additional parking as well as vehicular access to a private off road parking space and single garage beyond.

Services

Mains electric, water and drainage are connected to the property. Oil fired heating and hot water via floor standing boiler located in the kitchen/breakfast room.

The Property

This well maintained modern detached family home boasts good size accommodation with an abundance of natural light and a pleasing layout. A spacious entrance hallway, complete with useful ground floor cloakroom, gives access to both the triple aspect sitting/dining room, with wood burning stove, and the kitchen/breakfast room to rear beautifully fitted with a bespoke range of farmhouse units, with matching island and integrated appliances capped with granite worktops. Beyond lies the utility room with door to exterior and oversized Belfast sink set into a solid wood worksurface. To the first floor a generous light filled landing accesses the four bedrooms and the fully tiled family bathroom, with three piece matching white suite and separate corner shower cubicle. Three of the four bedrooms are doubles and the principal bedroom enjoys a fully tiled ensuite shower room. This welcoming family home is fully double

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

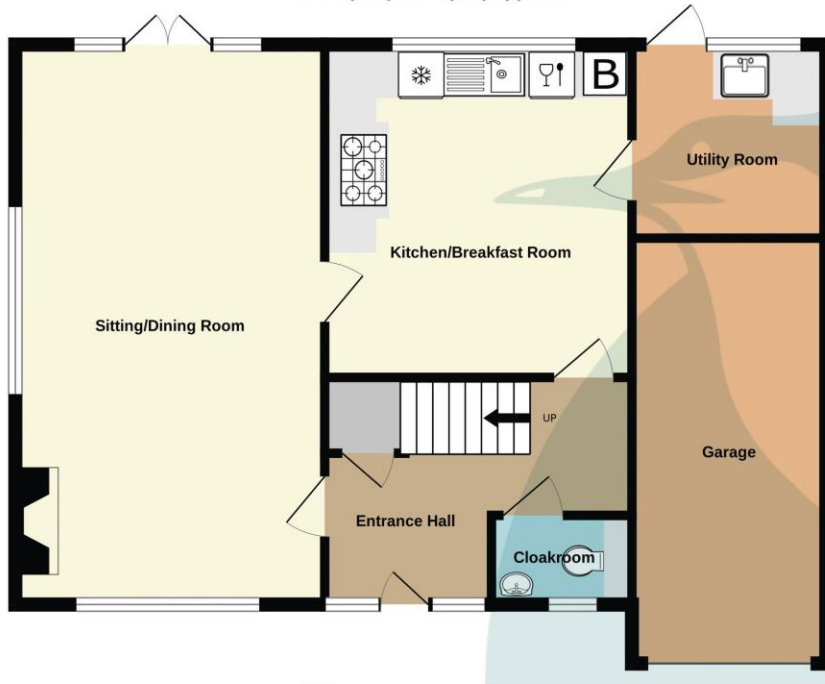
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
804 sq.ft. (74.7 sq.m.) approx.



First floor
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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.
Made with Metropix ©2024

Entrance Hall

8' 10" x 7' 0" (2.69m x 2.13m) extending to 12' 11" (3.93m)

Cloakroom

5' 6" x 2' 8" (1.68m x 0.81m)

Sitting/Dining Room

23' 3" x 13' 0" (7.08m x 3.96m)

Kitchen/Breakfast Room

13' 10" x 12' 11" (4.21m x 3.93m)

Utility Room

8' 0" x 7' 6" (2.44m x 2.28m)

Garage

17' 3" x 8' 2" (5.25m x 2.49m)

First Floor

Principal Bedroom

L-shaped 14' 0" x 10' 11" (4.26m x 3.32m)

Ensuite

4' 10" x 4' 10" (1.47m x 1.47m)

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m) inc fitted wardrobes

Bedroom Three

11' 0" x 7' 10" (3.35m x 2.39m)

Bedroom Four

7' 11" x 7' 0" (2.41m x 2.13m)

Bathroom

8' 9" x 5' 5" (2.66m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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