



FINN'S

since 1865

3 Alexandra Villas, The Street, Chilham, Canterbury, Kent, CT4 8BX

finns.co.uk

**3 Alexandra Villas, The Street, Chilham,
Canterbury, Kent, CT4 8BX**

Guide Price £425,000 Freehold

Located just below the main square of the village of Chilham – the setting of many period dramas - is 3 Alexandra Villas, a pretty, unlisted end of terrace period cottage with bright and spacious accommodation. The cottage would make an ideal home, investment or holiday rental.

- Two/Three Bedroom Period Cottage
- Sitting Room With Wood Burning Stove
- Dining Room
- Wonderful Kitchen/Breakfast Room/Conservatory
- Two Double Bedrooms
- An Additional Middle Bedroom – Ideal as a nursery or office
- Modern Shower Room
- Walled Courtyard Garden
- Situated In The Heart Of This Historic Village
- Just A Few Miles From The Cathedral City Of Canterbury
- Railway Station Nearby (0.5 miles)
- Surrounded By The Kent Downs AONB
- Ideal home, investment or holiday rental

The front door opens to the entrance hall and leads through to the sitting room which has a fireplace with wood burning stove and bay window to the front overlooking the pretty street scene. The separate dining room is in the centre of the cottage and has characterful beamed walls and ceilings and leads through to the superb kitchen/breakfast room/conservatory. The kitchen comprises modern white units with contrasting black worktops with an electric double oven and hob and has space for an American style fridge/freezer. The Kitchen is open to the conservatory area which floods the space for natural light and would be an excellent space for entertaining.



Upstairs, bedroom one has ample room for wardrobes and is double aspect overlooking the rear garden. Bedroom two is set to the front and has a built in wardrobe. Bedroom three would make an ideal nursery, home office or guest bedroom. The shower room comprises a modern white suite with shower, w.c and wash hand basin.

Outside, the walled courtyard garden is set on two levels and measures approximately 26' x 15'. There is a side gate and an outside w.c with wash hand basin.

Located in the historic village of Chilham and surrounded by the Kent Downs Area Of Outstanding Natural Beauty, 3 Alexandra Villas is set within the conservation area close to the main square. Chilham railway station is just half a mile and has excellent links to Canterbury and Ashford International with its high speed connections to London St Pancras in just 38 minutes. The City of Canterbury is nearby with its huge array of cultural and leisure facilities as well as its highly regarded schools in both the private and state sectors. The village itself is full of beautifully preserved Tudor buildings, a popular tea room, two historic pubs and miles of rural walks on the doorstep with the centre piece of the village being the Chilham Castle estate & Norman castle.

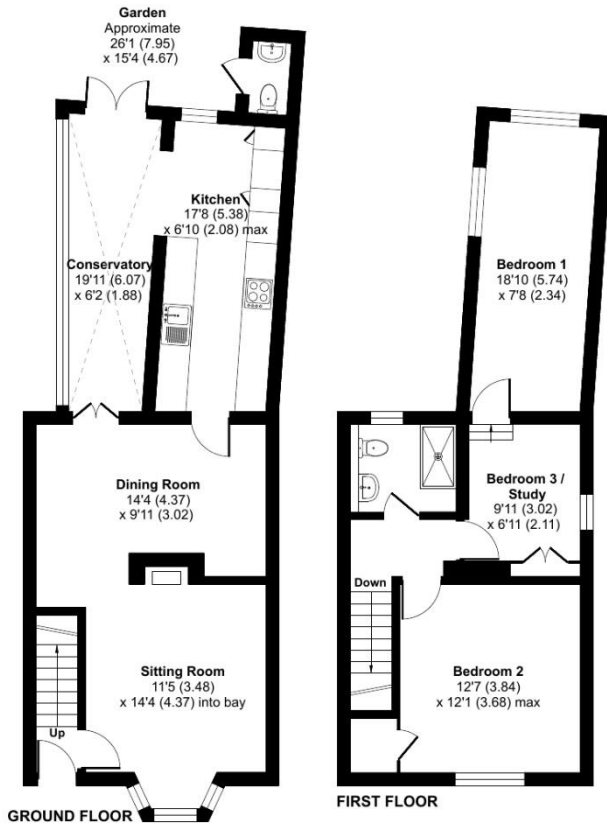
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 09/7/24





Approximate Area = 1079 sq ft / 100.2 sq m
 WC = 12 sq ft / 1.1 sq m
 Total = 1091 sq ft / 101.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Finns. REF: 1061368

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com		70	

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

