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The Old Bakery, Rattington Street, Chartham, Canterbury, CT4 7JG

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**The Old Bakery, Rattington Street, Chartham,  
Canterbury, Kent, CT4 7JG**

**Guide Price £465,000 Freehold**

A charming and deceptively spacious five bedroom family home situated in the centre of the popular village of Chartham.

- A Delightful 5 Bedroom Grade II Listed Family Home
- Full Of Period Charm & Character
- Set Over Three Floors
- Many Period Features Throughout
- Off Road Parking & Garage
- Rear Garden
- Gas Central Heating
- Walking Distance To Chartham Railway Station & Chartham Primary School

The front door opens to the entrance hall and lead to the snug, a wonderfully characterful room with an inglenook fireplace with wood burning stove, beams and a slate floor. A door leads through to the double aspect Kitchen/Dining room which is flooded with natural light and is the heart of the home with ample room for a dining table, a good range of fitted wall and base units and another inglenook fireplace with an Aga.

The rear lobby leads through to the utility room, and downstairs cloakroom and the triple aspect sitting room which has bi-folding doors and overlooks the enclosed rear garden.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The first floor comprises bedrooms 1, 2 & 3 and the family bathroom and there are two stair cases leading to the top floor to bedrooms 4 & 5.

Outside, the garden lies to the rear and measures approximately 54' x 27' and is mainly laid to lawn and is fence enclosed. To the side of the terrace of cottages is a track which leads to the off road parking spaces and garage/workshop.

Chartham is a pretty, sought after village which has a popular pub just a few doors down from the property. There is a village store, recreation ground, Doctor's surgery and a primary school currently rated 'Good' by OFSTED all within walking distance. Chartham lies just 4 miles from the Cathedral city of Canterbury, an ancient thriving city with an abundance of café's restaurants and shopping facilities. Educationally Canterbury is very well provided for with two universities, the world renowned King's school, the Simon Langton Boy's & Girl's Grammar schools, Barton Court Grammar, Kent College & St Edmund's all within a 15 minute drive. Transport links are excellent with a railway station being just a 10 minute walk from the house connecting the village to Canterbury & Ashford with it's high speed service to London St Pancras in just 38 minutes.

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

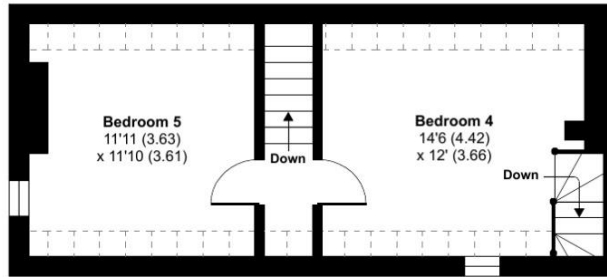
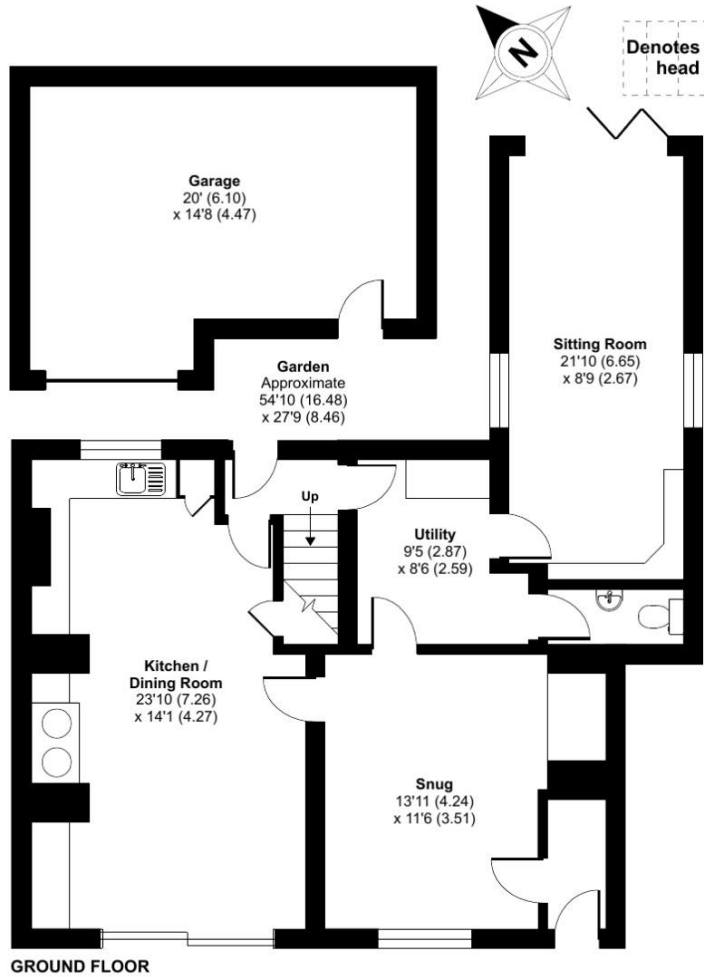
**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'E' according to the website of the Valuation Office Agency ([www.voagov.uk](http://www.voagov.uk)).

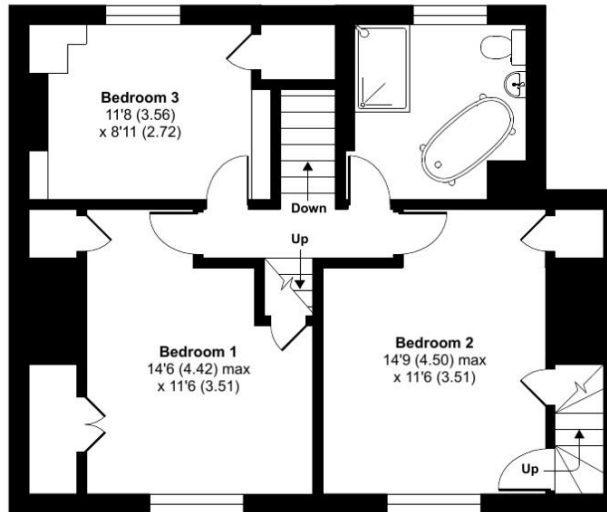
**Date:** These particulars were prepared on 10/4/24



Approximate Area = 2116 sq ft / 196.5 sq m (includes garage)  
 Limited Use Area(s) = 71 sq ft / 6.6 sq m  
 Total = 2187 sq ft / 203.1 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Finns. REF: 1106949

**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.

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