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19 Chartham Downs Road, Chartham, Canterbury, Kent, CT4 7PS

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**19 Chartham Downs Road, Chartham,
Canterbury, Kent, CT4 7PS**

Guide Price £495,000 Freehold

A beautifully presented three bedroom extended family home found on the edge of the popular village of Chartham with some of the most wonderful views to be found in East Kent.

- A Very Well Presented Three Bedroom Family Home
- Wonderfully High Ceilings Giving A Light & Airy Feel
- Two Reception Rooms Plus Home Office
- Superb Views Over The Downs
- Wrap Around Gardens
- Detached Garage & Plenty Of Off Road Parking
- Bright & Spacious
- Close To Village Amenities
- Excellent Transport Links

The front door opens to the bright and spacious entrance hall and the first thing that strikes you is the wonderfully tall ceilings which give a great sense of space. Downstairs the accommodation comprises of a spacious double aspect sitting room with windows to the side and French doors leading to the rear garden. The kitchen is fitted with a good range of wall and base units, spaces for appliances and is open to the dining room. There is a study to the front of the house which enjoys the superb views over the rolling hills of The Downs.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to the family bathroom and three bedrooms with the master bedroom benefiting from an en-suite shower room.

Outside, the gardens wrap around the front, side and rear of the house and make the most of their corner plot. The garden is mainly laid to lawn with a patio seating area and is fence & hedge enclosed. There is off road parking for several cars and a detached garage with an electric roller door along with a further allocated parking space accessed off Linden Road.

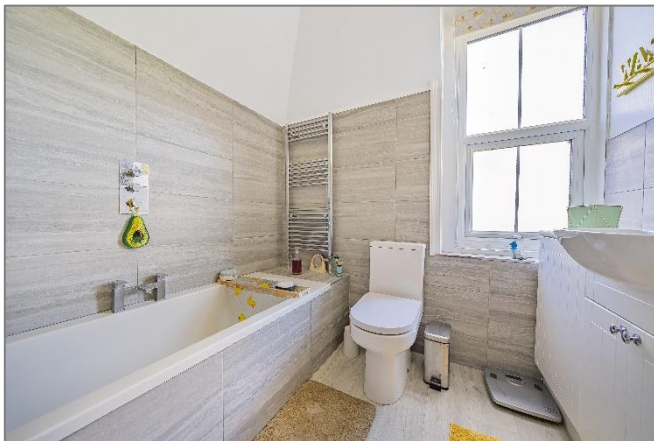
Chartham is a pretty, sought after village which has a popular pub, a village store, recreation ground, Doctor's surgery and a primary school currently rated 'Good' by OFSTED all within a few minutes walk from the property. Chartham lies just 4 miles from the Cathedral city of Canterbury, an ancient 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 20 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 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 1/5/24





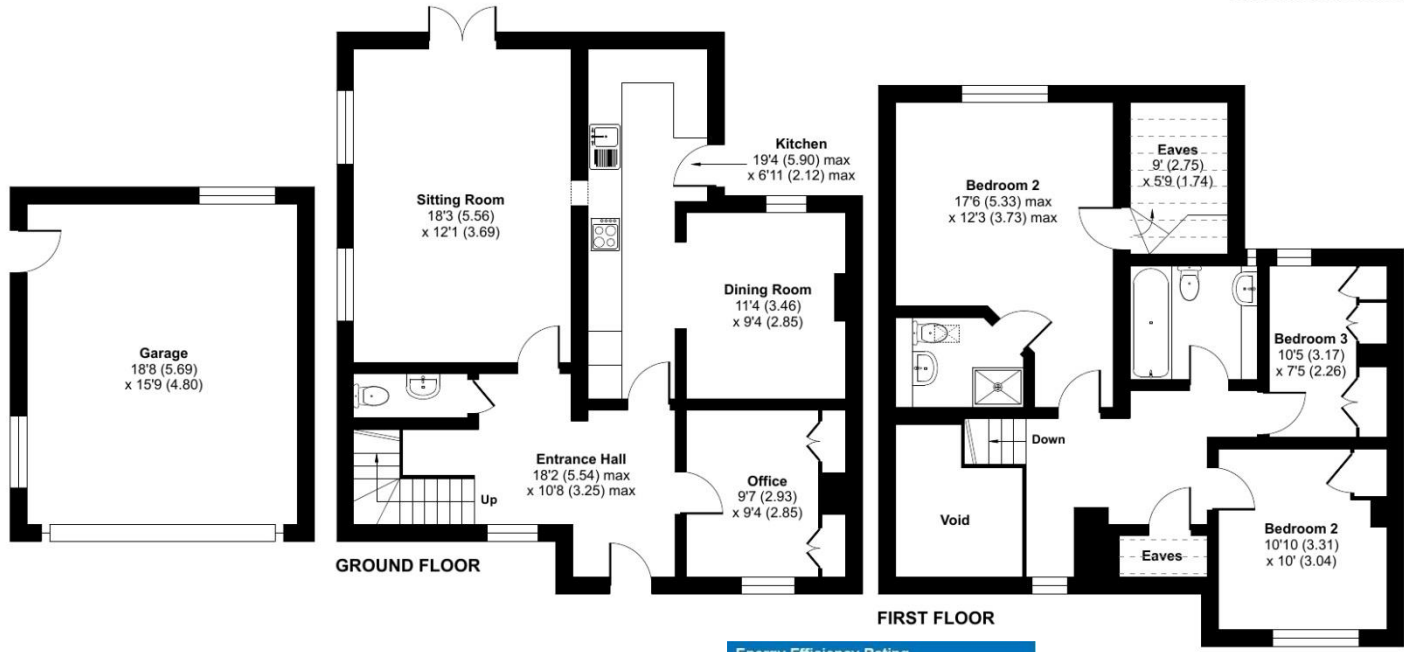




Approximate Area = 1354 sq ft / 125.8 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1728 sq ft / 160.5 sq m
 For identification only - Not to scale

Denotes restricted head height

Garden
 Approximate
 82' (25.00)
 x 39'4" (12.00)



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Finns. REF: 1121091

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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 Canterbury
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 Sales: 01304 612147
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FINN'S ST NICHOLAS AT WADE
 The Pack House
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 Kent CT7 0NE
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