



since 1865

Chestnut Tree House, Bigbury Road, Chartham Hatch, Canterbury, CT4 7ND

www.finns.co.uk

**Chestnut Tree House, Bigbury Road,
Chartham Hatch, Canterbury, CT4 7ND**

£575,000 Freehold

A well presented four bedroom detached family home with bright and spacious accommodation, two bathrooms, and a large rear garden offered for sale with no chain.

- Four Bedroom Detached Family Home
- Bright & Spacious Accommodation
- Sitting Room With Open Fire
- Two Reception Rooms
- Study
- Two Bathrooms
- Detached Workshop / Home Office
- Approximately 200' Rear Garden with rear access
- Plenty Of Off Road Parking
- No Chain
- Situated Just 3.5 Miles From Canterbury
- Easy Access To The A2

The front stable door opens to the entrance hall with stairs to the first floor and doors to the sitting room and Kitchen. The sitting room is a bright and spacious triple aspect room with stripped floorboards and an open fireplace and French doors leading to the rear garden.

The kitchen is fitted with a range of wall and base units which were hand made by a local carpenter, a butler sink and a range cooker. An arch leads through to the dining room with a stable door to the rear garden. Also on the ground floor is a utility room, cloakroom and a snug/home office.



Upstairs the landing leads to the four double bedrooms and family bathroom with bedroom one benefitting from an en-suite shower room.

Outside, the property is approached by a gravel drive providing plenty of off road parking. Most of the garden lies to the rear and measures approximately 196' x 39' and is fence enclosed and also benefits from double gates providing rear access.

The property is situated in a good location on the outskirts of the Cathedral City of Canterbury, being rural, but yet within striking distance of amenities and communications. Canterbury is a vibrant City and offers a wide variety of activities and amenities. Canterbury also offers a comprehensive modern shopping centre, together with a superb choice of schools in both the public and private sectors, including King's, St Edmunds, Kent College and Simon Langton boys and girls grammar schools. It also has the University of Kent, colleges of further education and well as a thriving café, bar and restaurant scene.

The property is particularly well placed for access in to Canterbury which has two mainline railway stations including Canterbury West (3.7 miles) which offers High Speed Rail services to London (St Pancras 56 mins). The A2 provides excellent dual carriageway access to the Port of Dover and Brenley Corner at Faversham, which in turn links the M2 and A299 Thanet Way, with journeys to the Medway Towns and London and the Thanet coastal towns respectively.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 15/7/24

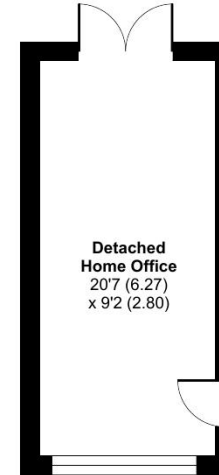
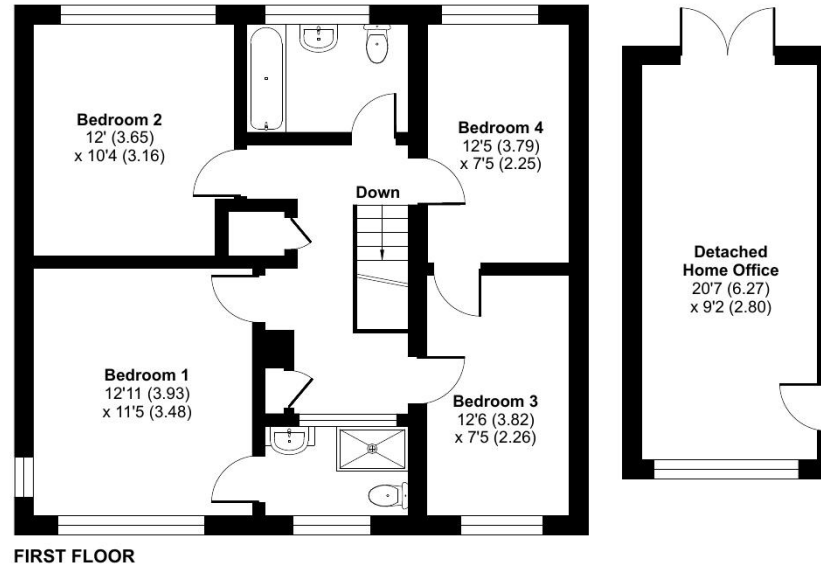
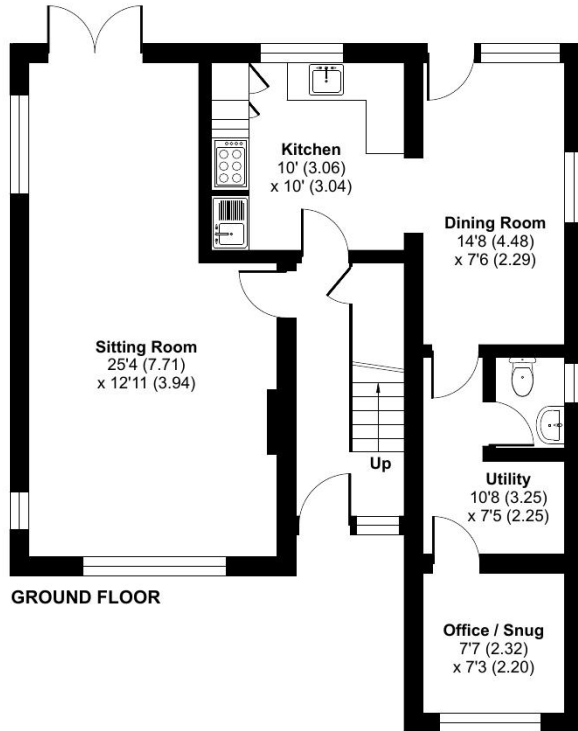




Garden
Approximate
196'10 (60.00)
x 39'4 (12.00)

Approximate Area = 1478 sq ft / 137.3 sq m
Detached Home Office = 189 sq ft / 17.5 sq m
Total = 1667 sq ft / 154.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1151211

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

