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2 Chantry Park, Sarre, Birchington, Kent, CT7 0LG

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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**2 Chantry Park, Sarre, Birchington, Kent,
CT2 0LG**

Guide Price £600,000 Freehold

A very well presented four bedroom detached family home built to an excellent standard by the renowned Millwood Designer Homes in the sought-after village of Sarre.

- Four Bedroom Detached Family Home
- Two Reception Rooms Plus Home Office
- Utility Room
- Family Bathroom & En-Suite
- Driveway & Large Garage
- Established Gardens
- No Chain

The front door opens to the spacious entrance hall with doors leading to the reception rooms and to the downstairs cloakroom. The sitting room is to the rear and has an electric fire and doors leading out to the rear garden. The separate dining room is to the front as is the home office – ideal for those who work from home. The kitchen/breakfast room has a good range of wall and base units, ample space for a breakfast table and doors leading to the garden. A door leads through to the utility room which has a door to the garage.



Upstairs, the landing leads to the four bedrooms with bedroom one benefitting from built in wardrobes and an en-suite shower room. The family bathroom comprises a bath, w.c and wash hand basin.

Outside, the house is set behind its pretty front garden and is approached by a driveway with parking for 2 cars leading to the large garage. Most of the garden lies to the rear and measures approximately 65' x 49' and is mainly laid to lawn and is fence enclosed.

Chantry Park is a quiet and select development on the outskirts of the village. Ideally located for access to Canterbury, which is renowned for its excellent schools in both the state and private sectors and two universities. Canterbury also offers high-speed rail links to London St Pancras in just 56 minutes. The nearby town of Birchington offers a bustling High Street with pubs, restaurants, shops and bakeries and is just a 10 minute drive from the village. The ever popular Kent coastal towns of Broadstairs and Margate are a short 20 minute drive with their excellent sandy beaches.

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

Services: Mains electricity, water & drainage. Oil central heating.

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

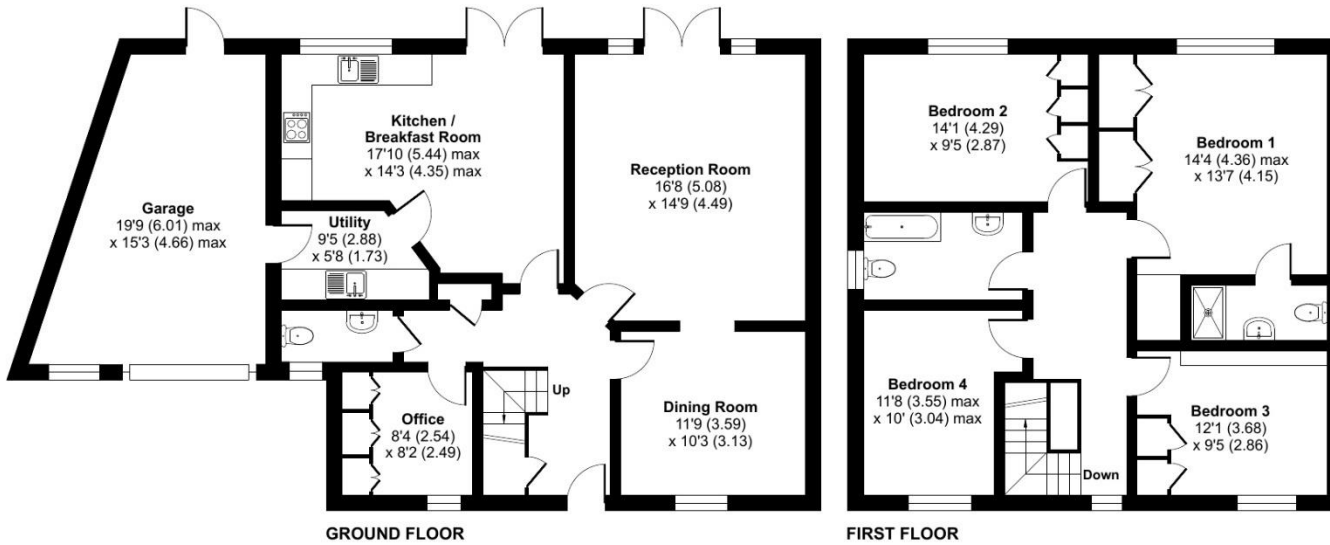
Date: These particulars were prepared on 27/9/24



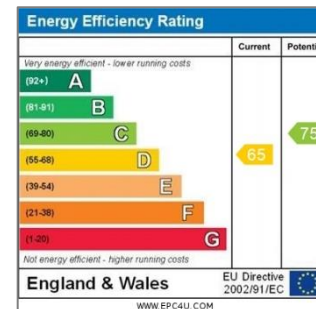
Approximate Area = 1736 sq ft / 161.3 sq m
 Garage = 234 sq ft / 21.7 sq m
 Total = 1970 sq ft / 183 sq m
 For identification only - Not to scale



Garden
 Approximate
 65'7 (20.00)
 x 49'3 (15.00)



RICS 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: 1187902



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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