



2 Stable Court, Chilham Castle Estate, Chilham, Canterbury, Kent, CT4 8DB

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**2 Stable Court, Chilham Castle Estate,
Chilham, Canterbury, Kent, CT4 8DB**

Guide Price £375,000 Share Of Freehold

A charming 2 bedroom converted house comprising part of the former Chilham Castle Stable Block and set in one of Kent's most picturesque villages equidistant between Canterbury and Ashford. With its medieval square, surrounded by timber framed houses of Tudor origin, a 12th Century church and grand Chilham Castle, the village's elevated position gives breathtaking views across the surrounding countryside. Set on both the North Downs Way and historical Pilgrims' Way (which leads to Canterbury), it's no wonder that this exquisite old English village setting has featured in numerous film and TV productions and as such remains a desirable location to live.

- Unlisted 2 Bedroom Period Coach House
- Located Equidistant Between Canterbury & Ashford
- Private Location Close to the Village Square
- Set in an Attractive Gated Courtyard
- 2 Bedrooms
- Useful Loft Storage
- Spacious L-Shaped Sitting/Dining Room
- High Ceilings, Exceptionally Well Presented
- Modern Kitchen, Pretty Courtyard Garden
- Allocated Parking
- 999 Year Lease from 21 July 2001



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

Services: Mains gas, electricity, water & drainage.

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

Service and Maintenance Charges: We understand from the vendors that the service charge is approximately £748 per year on average.

The management company is The Really Stable Company Ltd. This company holds the freehold for the eight properties in Stable Court and each owner has a one eighth share in the company and is able to appoint a director. The company acts as a co-operative body for the owners and decisions are taken by the owners in agreement amongst themselves.

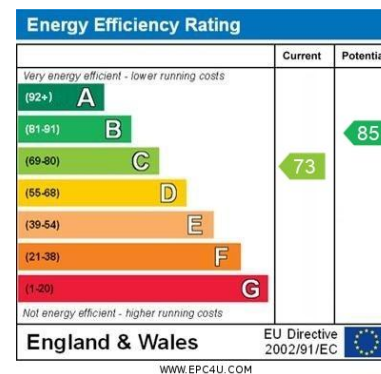
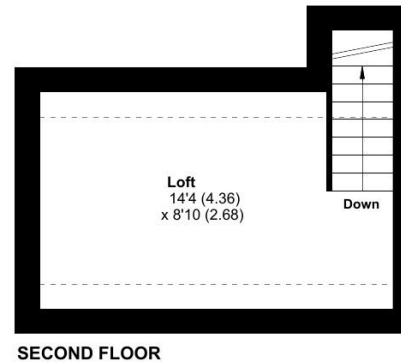
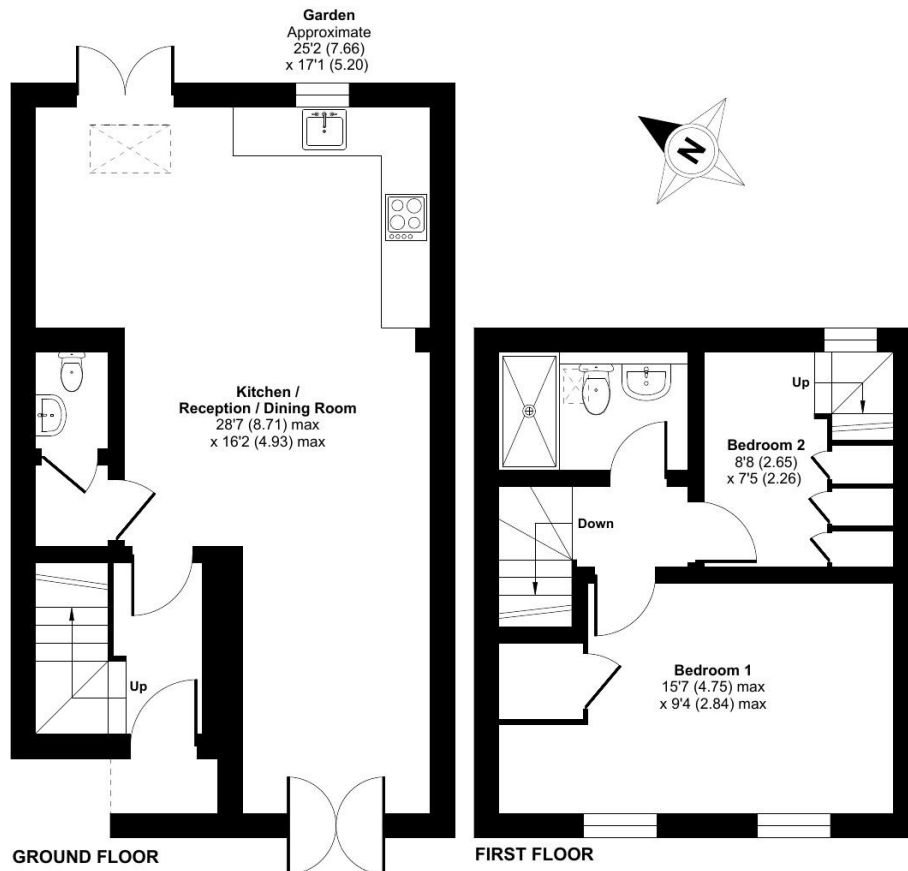
The company has agreed responsibility for

- maintenance of the structure of the property including external walls, and roofs and gutters
- painting of external paintwork every 4 years
- maintenance of common property (cleaning of courtyard, treed area)
- contribution to maintenance of driveway

We have been given the above information from the vendors and we have not seen written verification of this. We suggest a purchaser and their solicitor check this information before exchanging contracts.



Approximate Area = 834 sq ft / 77.4 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 860 sq ft / 79.8 sq m
 For identification only - Not to scale



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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 82 Castle Street
 Canterbury
 Kent CT1 2QD
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 Lettings: 01227 452111

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 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

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

