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9 Jasmine Close, Chartham, Canterbury CT4 7TF

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



## 9 Jasmine Close, Chartham Canterbury CT4 7TF

- Substantial Detached Modern Property
- Five Bedrooms & Two Sleek Bathrooms
- New Quartz Topped Kitchen With Neff Appliances
- Kitchen Breakfast Room & Utility Area
- Three Receptions & Downstairs Cloakroom
- South Facing Landscaped Rear Garden
- Double Garage With Potential To Convert STPC
- Excellent Connections To Canterbury & London

### SITUATION:

The property is situated in a quiet corner of Jasmine Close surrounded by mature trees, the development which was constructed in the early 2000's and is surrounded by rolling countryside. The ancient village of Chartham is four miles west of the cathedral city of Canterbury. It is located on the Great Stour River and is surrounded by beautiful countryside and farmland, including apple and pear orchards. It is served by a village hall, a doctor's surgery, a village store, a post office, pubs and a primary school. There is a railway station with easy access to Canterbury and Ashford and there is also a regular bus service to Canterbury and Ashford and a cycle path runs along the banks of the river Stour all the way into Canterbury.

The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two

railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford, approx. 12 miles from Chartham, also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes. The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.

The charming market town of Faversham, 9 miles away, has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, and a museum.



#### DESCRIPTION:

A substantial detached five bedroomed property with almost 2200 sq.ft of beautifully presented space and includes an integral double garage which offers the potential to convert and incorporate into the existing living accommodation.

Built in the late 1990s to an exceptionally high standard yet has since undergone many improvements by the current owners of have updated bathrooms, installed a brand-new quartz topped Nobilia kitchen and high-quality flooring throughout.

Situated in a quiet close, tucked away and surrounded by an abundance of mature trees, this particular property benefits from an extended driveway and fully landscaped, very private, south facing garden.

The property is energy efficient with double glazed windows, excellent insulation and a new gas boiler, helping contribute to greener living and lower energy bills.



The recently added porch provides additional space for shoes and coats whilst the inner door opens into a grand entrance hall with mezzanine landing.

The central hallway leads to three reception rooms, a cloak room and stylish kitchen breakfast room. Here one will find a well configured luxury kitchen made by Nobilia, a contemporary German brand which integrates all main Neff appliances including two ovens and microwave. The work tops have been finished with rich quartz whilst the space is further enhanced by a well-appointed utility room which has access to both the garden and garage. There is potential to knock through to the garage and create a large open plan kitchen diner.

The downstairs space is complemented by a separate bay fronted dining room, an office space and a sitting room with patio doors opening onto the rear garden.

To the first floor one will find five generously proportioned bedrooms and a well-appointed family bathroom with separate shower and bathtub.

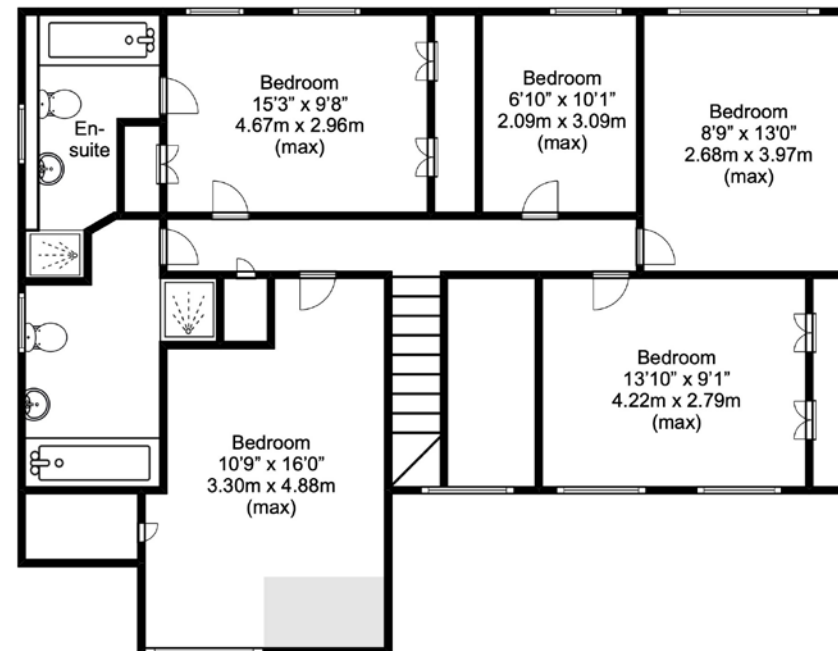
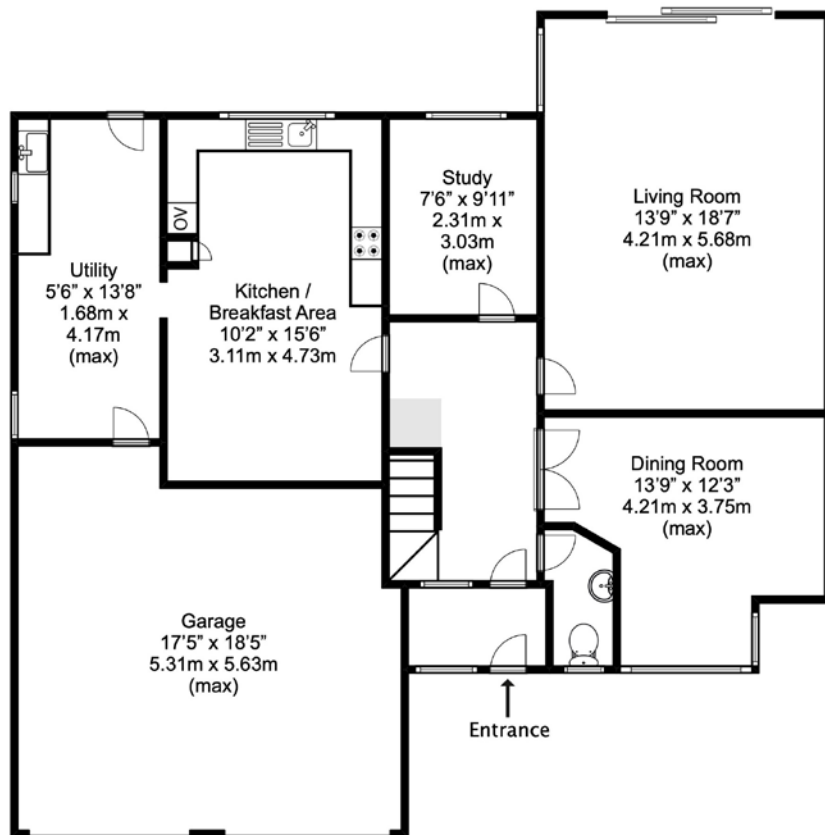
Four of the bedrooms are all doubles, and two of which have an expanse of fitted wardrobes. The main bedroom also benefits from a luxury en-suite which has been updated and includes a separate shower, bathtub, vanity sink and WC.

#### OUTSIDE:

The driveway has been extended and offers parking for four cars. The double garage provides additional parking or storage yet holds the potential to be converted and integrated within the house. The rear garden had a wonderfully south facing position and is surrounded by established trees providing privacy and a delicate amount of shade. The garden has been tiered and bordered by sleepers and small shrubs.







TOTAL FLOOR AREA: 2155 sq. ft (200 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected

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