



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

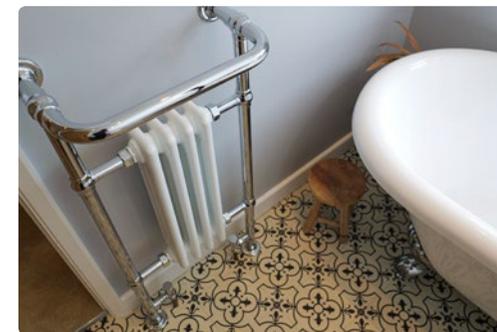
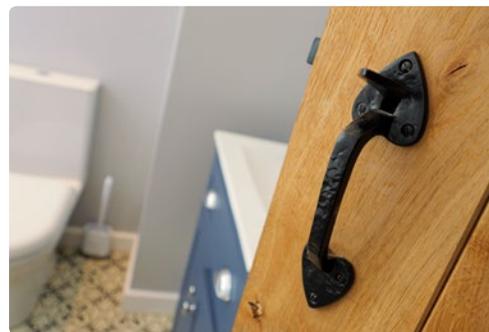
www.foundationestateagents.co.uk



5 Bagham Cross Cottages, Bagham Lane, Chilham, CT4 8DU

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



5 Bagham Cross Cottages, Bagham Lane Chilham CT4 8DU

- Enchanting Semi Detached Cottage
- Three Double Bedrooms
- Two Recently Installed Luxury bathrooms
- Renovated Throughout
- Bursting With Period Features
- Open Fireplaces & Latch Key Doors
- Fine Décor & Natural Materials
- Stunning Views Over Rolling Countryside

SITUATION:

Situated in the heart of the picturesque village square in the hugely sought-after village of Chilham which is an historic and quintessentially English village on the outskirts of Canterbury and is set in the attractive valley of the River Stour. It is bounded on the north, south and west by the North Downs offering fantastic walks through the countryside. In the heart of the village, there is a beautiful fifteenth century market square with some exquisite period buildings, including The White Horse pub, traditional village tea rooms and a gift shop.

The village is also served by a post office, a primary school, The Woolpack public house, a railway station, a children's playground, the village hall a tennis club and a sports centre. The village is also home to Chilham Castle and the 15th century Church of St Mary, which is reputed to have Thomas Beckett buried within the churchyard.

The nearby Cathedral city of Canterbury (7 miles) and the market town of Ashford (9 miles) offer a superb range of shopping, recreational and educational amenities, including a selection of both private and state grammar schools. Both have mainline railway stations which connect with London Victoria and London St Pancras, with a fast service running from Ashford International station to London St Pancras in just 37 minutes.

The area is very well served by road connections, with the A2/M2 (4 miles) and the M20 (from Ashford). The Channel Tunnel at Folkestone (24 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



DESCRIPTION:

An enchanting three-bedroom cottage, built in the early 1800's and is bursting with period features including stripped pine latch key doors, an exposed brick open fireplace, and original panelling. The current owners have an eye for detail and embraced the character of this home whilst thoroughly renovating the property throughout, they have significantly improved not only the layout but installed two brand new luxury bathrooms and creatively enhanced the cottage with a neutral palette, and natural materials. Situated in the village of Chilham overlooking rolling countryside, Bagham Cross Cottage is ideal for those that need to commute to London with the train station just a five minute walk and the Cathedral City of Canterbury less than six miles away.

The formal entrance sits to the front of the cottage beneath a pitched canopy; however the current owners use the side entrance which opens into a small boot room, which in turn leads through to the beautifully



updated kitchen. There is an array of wall and floor units, finished with metro style tiles, solid wood work tops and set upon high quality porcelain floor tiles. The units surround a double range oven, and other free standing appliances, there is access to the side of the garden and entrance to both the sitting room and conservatory, which is used as the dining room. Here one will find stripped pine flooring, an apex roof with decorative tie bars, and French doors to the rear garden, the room can be used all year round as has good levels of central heating.

The sitting room at the front of the property has an open fireplace encompassed by exposed brickwork, there are two cupboards, both of which have reclaimed doors which look perfectly at home in this period cottage. The room has slight division via wooden supports and could be used as a lounge/diner depending on individual requirements.

The stairs rise to the first floor where one will find a galleried landing with latch key doors leading to two double bedrooms, and a

newly appointed family bathroom with roll top bath, Victorian style taps and vanity unit which complements the attractive flooring. The main bedroom has been reconfigured and now incorporates a beautiful, luxury ensuite shower room accessed via a pocket door, the ensuite comprises of a walk in shower, WC, vertical column radiator and basin set within a vanity unit. The size of the bedroom has not been compromised and still offer a generous double bedroom with views to the rear.

The space is further enhanced by a second floor which has a characterful bedroom with exposed beams and a window to the side.

OUTSIDE:

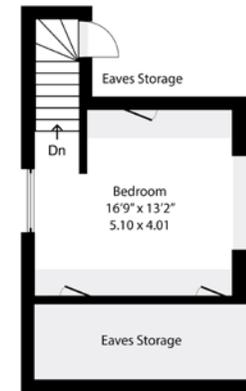
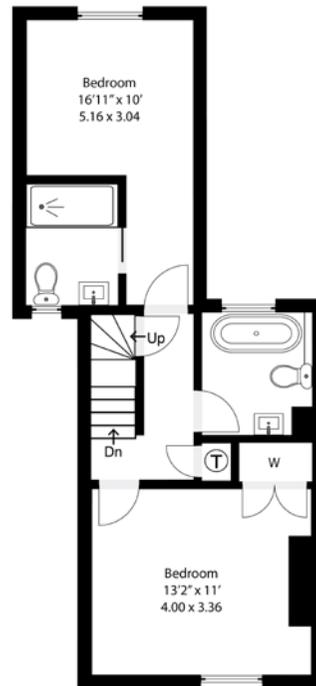
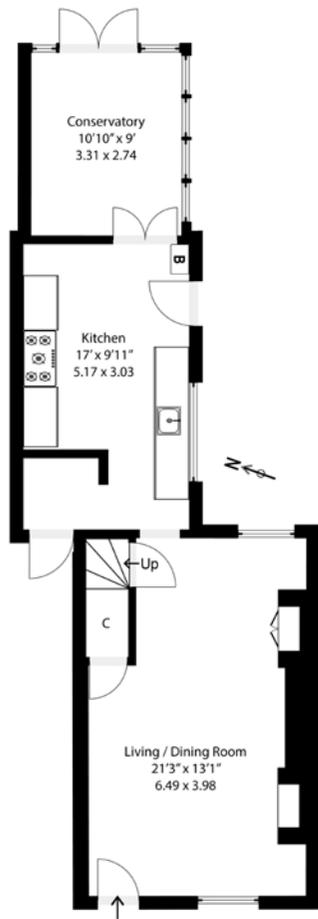
The garden is mainly laid to lawn with a seating area at the far rear, the garden is enclosed by fencing and established hedging, flower borders have been created down one side of the garden whilst to the front of the property there is a small garden enclosed by a flint wall.











TOTAL FLOOR AREA: 1238 sq. ft (115 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

