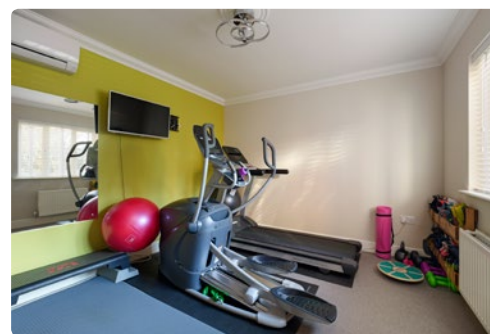
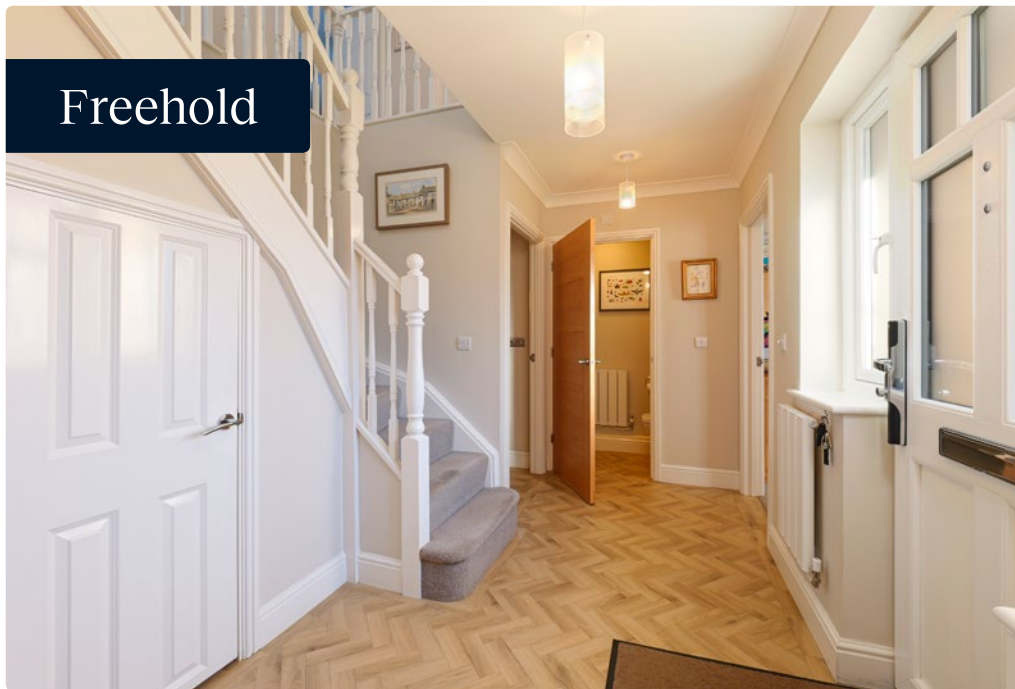




Freehold



## 37 Magnolia Drive, Chartham CT4 7TG

- Substantial Detached Residence
- Large Rear Extension With Corner Bi-folds
- High Quality German Kitchen With Silestone Worktops
- Integrated Appliances & Separate Utility Room
- Amtico Flooring & Solid Oak Internal Doors
- Five Bedrooms & Two Luxury Bathrooms
- Large Living Area, Gym & Home Office
- West Facing Garden, Large Drive & Double Garage

The property is situated in a quiet corner of Magnolia Drive surrounded by mature trees, the development which was constructed in the early 2000's and is surrounded by rolling countryside on the edge of an AONB, accessing hundreds of acres of beautiful countryside and forests. 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 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. Chartham village benefits from established local fitness groups such as Pilates, Running, Fitness training and football teams for all ages.

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.



A substantial detached residence built in 2002 and recently undergone a significant number of improvements which includes a large rear extension with high specification kitchen and magnificent corner bi-folds which opens onto a generous west facing garden. The property occupies a desirable plot on this exclusive development, tucked away, with a large driveway leading to a vaulted, double garage, which offers the potential to be converted into a small annexe or additional living space STPC.



There is almost 1900 sq.ft of spacious and versatile accommodation which includes three reception rooms and five bedrooms, the current owners have creatively enhanced the property throughout and the finish is exceptionally beautiful with modern conveniences and energy efficient features.

The entrance hall has stylish herringbone Amtico flooring which has been laid seamlessly throughout and leads one to a newly fitted cloakroom, there are solid oak internal doors have been fitted and

complement the fine décor. The recently replaced front door is a high quality composite door from English Door Company.

The kitchen breakfast room has been vastly extended and now incorporates a large dining area, adjacent to the dark framed aluminium bi-fold doors. The Kuhlmann kitchen is a high-quality German brand fitted by City Kitchens, the units surround the large island and integrate all main appliances including a double AEG oven and microwave, Neff induction hob, wine cooler and Miele dishwasher.

The space is finished with glass splash backs and sleek Silestone Quartz works tops, there are two sinks both with Franke mixer taps. The kitchen is complemented by a utility room with another sink, plenty of room for laundry appliances and access to the side of the property.

The downstairs space is further enhanced by a large living room with another set of bi-fold doors, whilst there are another two

receptions one is currently used as a home office and the other a home gym.

To the first floor a galleried landing leads to five generously proportioned bedrooms and a well-appointed family bathroom which has been significantly updated with a new suite which includes Roca WC, and Aqualisa shower. The main bedroom has fitted wardrobes and a luxury ensuite which features a Mira shower and porcelain tiles.

#### OUTSIDE:

The garden feels private and peaceful with an abundance of mature trees surrounding the property, The bi-folds from both the kitchen and living room lead onto a patio, and have an oak clad canopy which overhangs offering additional shade.

To the front of the property there is a large driveway which leads down to the double, vaulted garage, with recently installed electric Hormann insulated sectional garage doors. This also has the potential to be converted to offer a small annexe or home office. STPC











TOTAL FLOOR AREA: 2193 sq. ft (204 sq. m)  
 HOUSE: 1890 sq. ft (176 sq. m)  
 GARAGE: 303 sq. ft (28 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All services are mains connected

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

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