



FOUNDATION

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15 Laurel Way, Chartham, Canterbury CT4 7TJ

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## 15 Laurel Way, Chartham, Canterbury CT4 7TJ

- Spacious Three Bedroomed Terrace
- Bright & Airy Open Plan Living Area
- New Boiler & Decorated Throughout
- Opportunity To Further Enhance
- Generous Tiered Garden
- Off Road Parking & Garage
- Village Location With Countryside Walks
- Close To The Cathedral City Of Canterbury

### SITUATION:

The property is situated in Laurel Way, the development was constructed in the late 1990's and is surrounded by beautiful 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 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. There is an array of Shepherd Neame pubs, coffee shops, international restaurants and the popular Macknade farm shop/café.



#### DESCRIPTION:

Situated in a peaceful close in the village of Chartham, just a few miles from the Cathedral City of Canterbury, this well-proportioned three bedroom terrace property offers almost 800 sq.ft of well-appointed accommodation with a generous garden.

This development was built in the late 1990's to an exceptionally good energy efficient standard, the current owner has maintained the property well, installed a new boiler and decorated throughout, however there is the opportunity for someone to add their own stamp and make further enhancements.

The front door opens into an entrance hall with cloakroom and storage cupboard, to the left there is a well-appointed kitchen with an array of aqua coloured wall and floor units which integrate the sink, with mixer tap, oven, gas hob and dishwasher.



#### OUTSIDE:

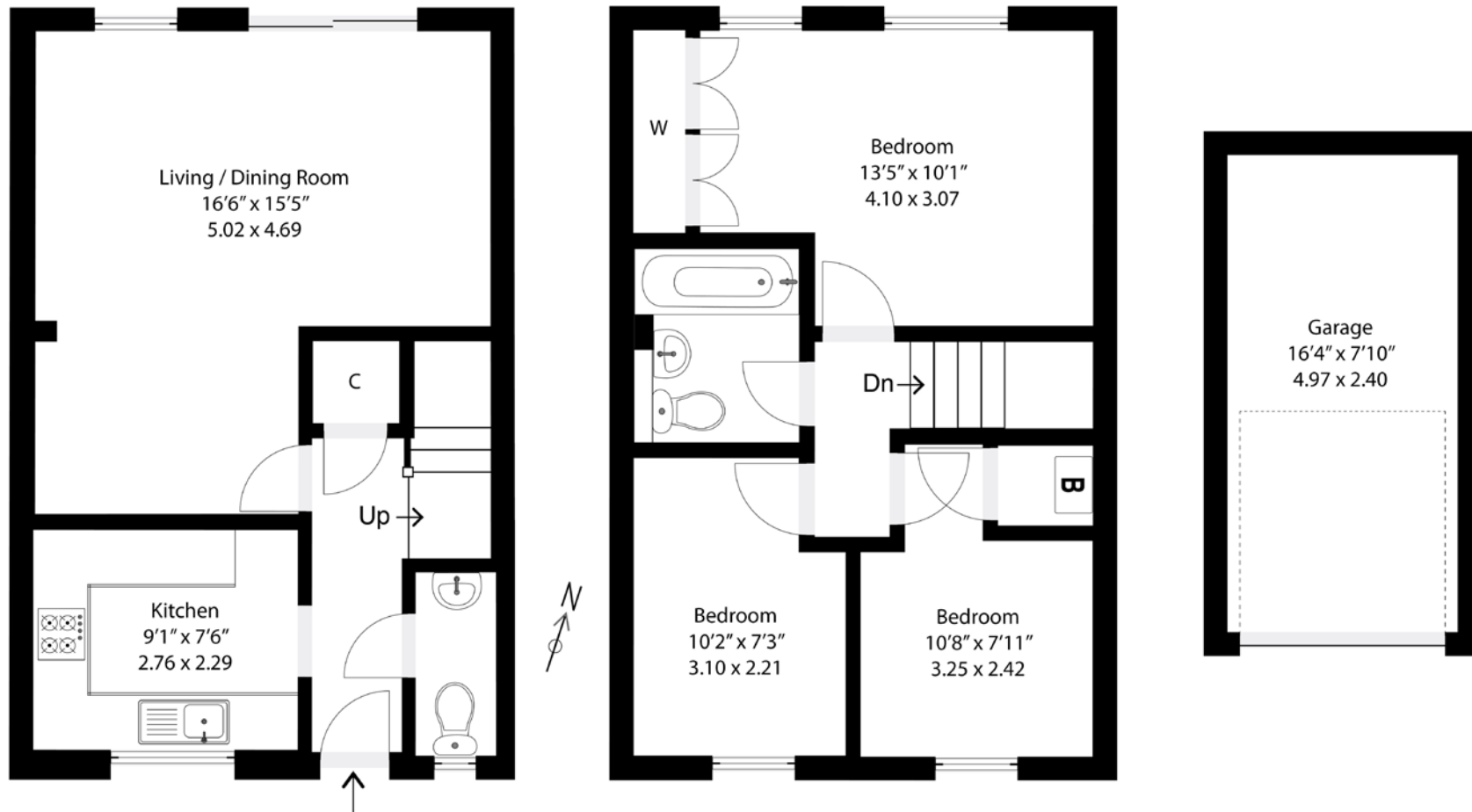
Beyond the kitchen there is an open plan living room which links directly to the garden via double doors, there is plenty of space for a dining room table and relaxed seating area.

Some of the properties have completely opened up the downstairs space to incorporate the kitchen with the living area, depending on individual requirements, this could easily be achieved.

To the first floor one will find a family bathroom with shower over bath, two single bedrooms to the front, with the main double bedroom at the rear offering fitted wardrobes and lovely views over the downs.

The property benefits from an allocated parking space and a garage, which sits to the left of the property, and offers storage in addition to the loft space.

The garden has two tiers with a raised seating area accessible directly from the double doors and then steps down onto a lawned area, the perfect spot for the children to play.



TOTAL FLOOR AREA: 901 sq. ft (84 sq. m)  
 HOUSE: 773 sq. ft (72 sq. m)  
 GARAGE: 128 sq. ft (12 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All services are mains connected

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