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151 Shalmsford Street, Chartham, Canterbury CT4 7QX

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## 151 Shalmsford Street, Chartham, Canterbury CT4 7QX

- Victorian Semi-Detached Property
- 140 Ft Rear Garden With Large Outbuilding
- Open Plan Living Room With Modern Kitchen
- Potential To Extend Or Convert Loft
- Wood Burning Stove & Underfloor Heating
- Off Road parking To The Front
- Close To Chartham Primary School
- A Few Miles To Canterbury City Centre

### SITUATION:

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, Ashford and the high-speed links to London and Europe. 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 excellent leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford 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 Channel Tunnel terminal at Folkestone provides a regular shuttle service to the Continent, whilst the Port of Dover also provides regular ferry crossings to the Continent.



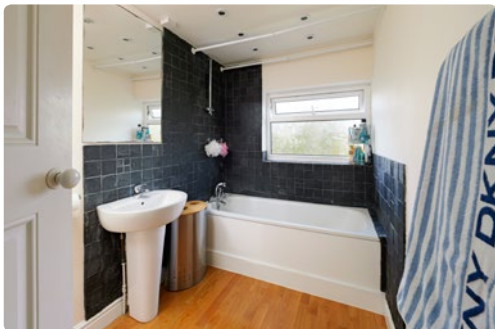
DESCRIPTION:

A well-presented semi-detached property thought to be built in the early 1900's and situated in the heart of Chartham village.

There is almost 1000 sq.ft of bright and airy accommodation which is predominately open plan living to the ground floor with three generously proportioned bedrooms to the first floor, the property also benefits from a 140 ft beautifully landscaped rear garden.

There is a wonderful potential to extend with a side return offering additional living accommodation and a loft which could also be converted. STPC

The facade is typical of a Victorian property with beautiful bay windows and apex roof. The front door opens into an entrance lobby which in turn leads one to the open plan living room with underfloor heating and a wood burning stove which is nestled within the exposed brick chimney breast.



The kitchen could be opened up, making the whole of the ground floor open plan, or there is the option to extend out to the side return.

The kitchen is just a few years old and has an array of wall and floor units with free standing appliances, laminate work tops and metro style tiles. There is a large double range stove central to the units whilst the ceramic sink overlooks the garden.

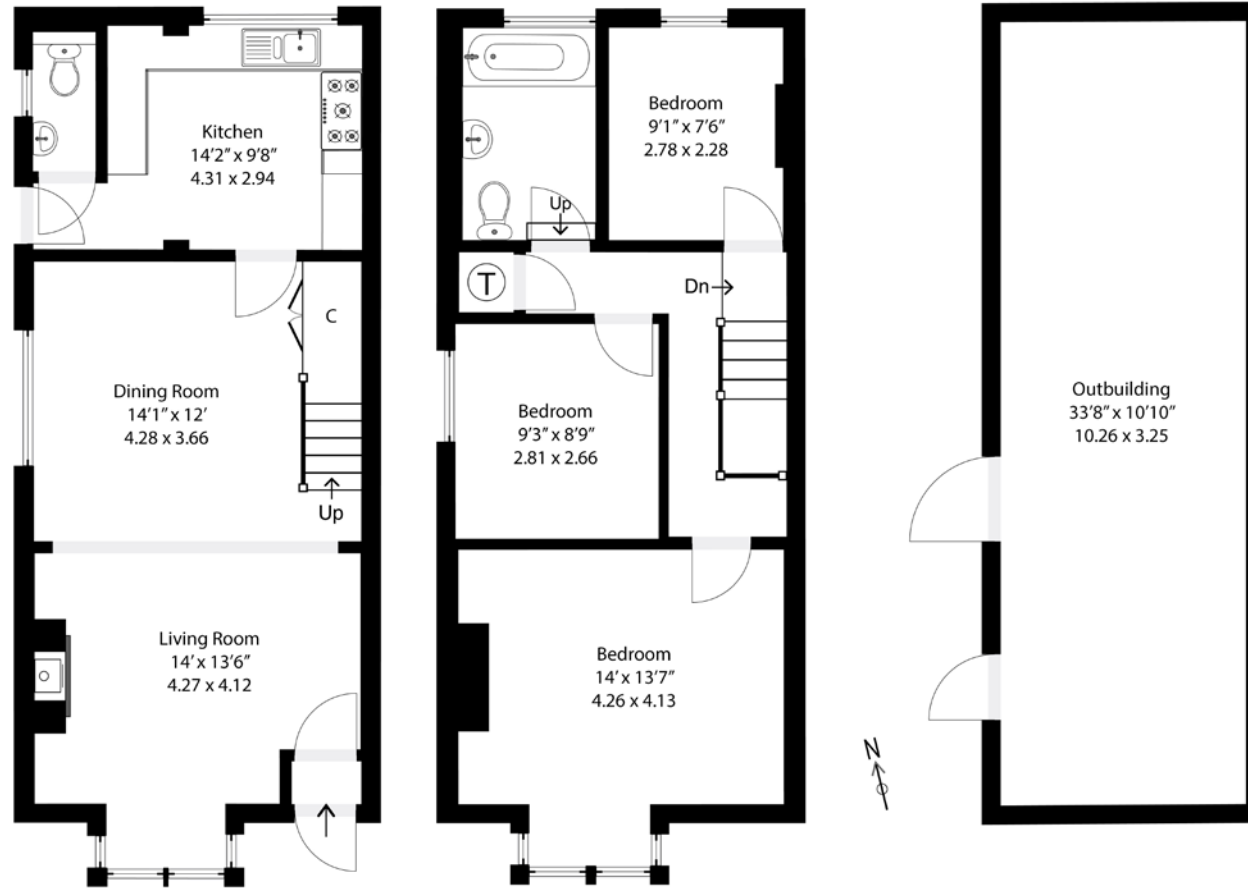
The downstairs space is further enhanced by a well-appointed washroom.

To the first floor there is a galleried landing leading to three generously proportioned bedrooms and a well-appointed family bathroom.

OUTSIDE:

There is parking to the front of the property whilst to the rear there is a 140 ft rear garden which is mainly laid to lawn with neatly laid borders made out of sleepers, whilst to the other side there is a pathway leading down to a 300 sq.ft shed which offers storage and a summer bar.

At the side of the house there is an opportunity to extend, and drawings and plans were permitted in 2012, these could be explored and potentially resubmitted



TOTAL FLOOR AREA: 1317 sq. ft (122 sq. m)  
 HOUSE: 962 sq. ft (89 sq. m)  
 OUTBUILDING: 355 sq. ft (33 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All services are mains connected

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