



FOUNDATION

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42 Beech Avenue, Chartham, Canterbury CT4 7TA

5 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



42 Beech Avenue, Chartham, Canterbury CT4 7TA

- Substantial Detached Family Home
- Immaculately Presented Throughout
- Five Double Bedrooms & Three Bathrooms
- Multiple Receptions & Conservatory
- Open Plan Kitchen Dining Area With Utility Room
- South Facing Landscaped Rear Garden
- Double Garage With Annexe Opportunity
- Desirable Location Within Chartham Village



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 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.



DESCRIPTION:

A substantial five-bedroom detached residence offering almost 2,300 sq. ft of immaculately presented accommodation, whilst occupying a desirable position with a stunning, well-established, south-facing rear garden.

The property was built in the early 2000's and has remained with one family for the past 20 years, who have lovingly maintained the property to an exceptional standard. The accommodation is generously proportioned and well-configured, offering multiple reception rooms balanced with five double bedrooms and three updated bathrooms.

The house is elevated within Beech Avenue, featuring an attractive front garden and a large, sweeping driveway. The front door opens into an elegant central entrance hall with a cloakroom and stairs to the first floor.

To the rear of the property is a charming open-plan kitchen/dining room, fitted with an

array of wall and floor units that integrate many main appliances and are finished with speckled worktops. The space is further enhanced by a breakfast bar and a well-appointed utility room, which has ample space for laundry appliances and provides access to both the garage and the garden.

The living room is complete with a wood-burning stove set into the wall with a stone surround. A double-glazed conservatory complements the living space, accessible via internal French doors.

The ground floor also includes a study and an additional reception room, currently used as a sitting room but equally suited as a playroom. Upstairs, a galleried landing with a double linen cupboard leads to a well-appointed family bathroom and five double bedrooms, two of which feature fitted wardrobes and en-suite shower rooms.

OUTSIDE:

The south-facing garden is a wonderful asset to this home and has been beautifully designed by the current owners offering a variety of young trees and established shrubs, providing delicate shade and a great deal of privacy. A patio with a pergola offers plenty of space for alfresco dining, while a sweeping pathway and steps lead to the lawn, ideal for children to play.

To the front of the property there is also an attractive garden with pruned hedging and a elegant silver birch tree. A bloc paved driveway provides parking for many cars

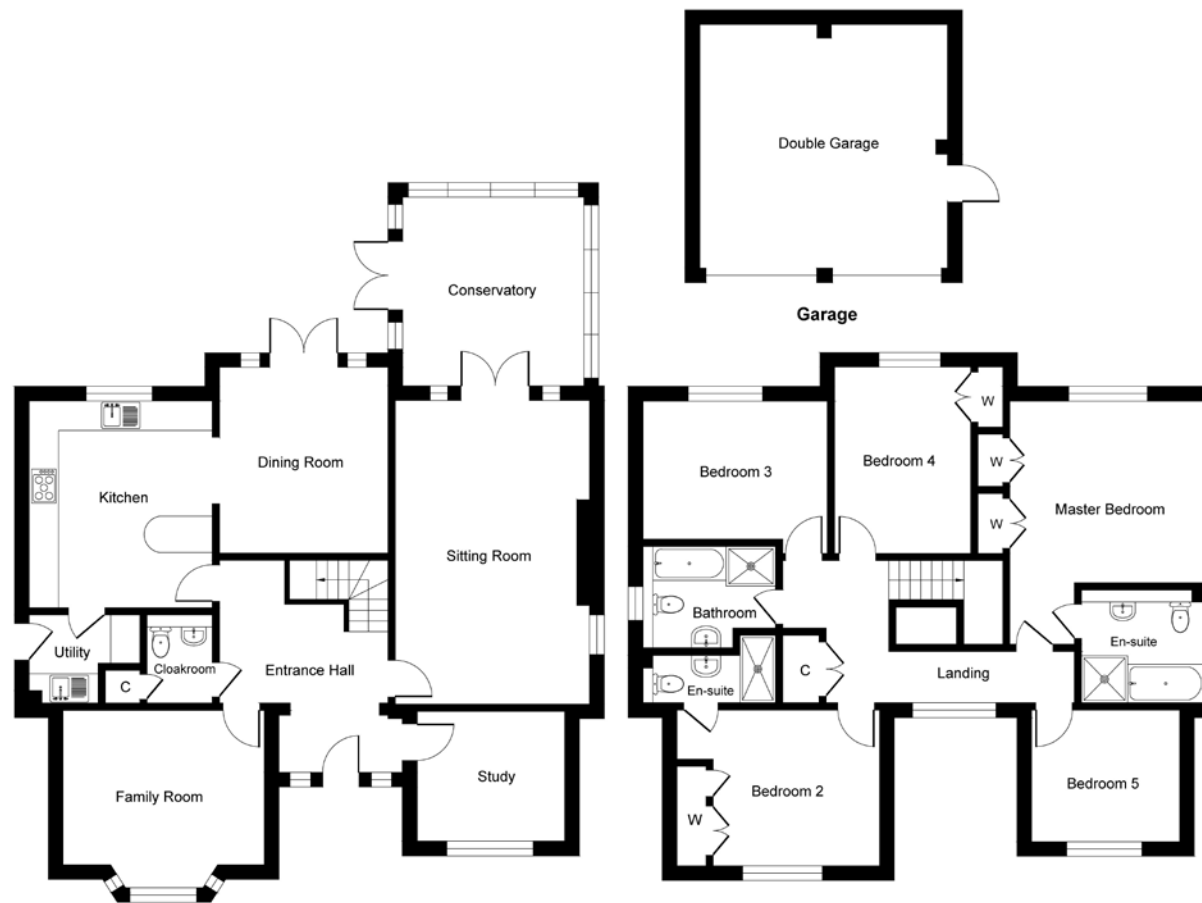
The double garage offers potential to be converted into a home business or a self-contained annexe, subject to planning consent (STPC).











TOTAL FLOOR AREA: 2542 sq. ft (236 sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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