



**THE OLD CHAPEL  
CANTERBURY**

**Offers Over £150,000**

- The Old Chapel
- Potential Renovation Project
- Steeped in History
- Off Street Parking

## ABOUT

### IDEAL RENOVATION PROJECT IN BEAUTIFUL VILLAGE LOCATION!

Miles and Barr are delighted to present to the market this Methodist Hall situated in the quiet village location of Westmarsh, an idyllic village on the outskirts of Canterbury. The Old Chapel presents a unique opportunity to renovate/develop on the land (subject to the appropriate planning consents). In its current layout, there are three spacious rooms allowing a new owner the chance to re-design the property to suit their needs. This Chapel has been a historic part of the village given its use for Sunday School and as a Church, while the local minister would often park his horse and carriage at the garage. Externally, there is a garden and off street parking.

This property can be purchased with the adjacent bungalow (currently marketed for £425,000)

Viewings can be arranged by contacting Miles and Barr.

## LOCATION

### TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

### SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.



YOUR PROPERTY AGENT

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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)

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