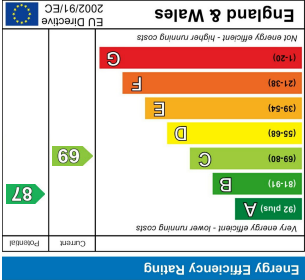
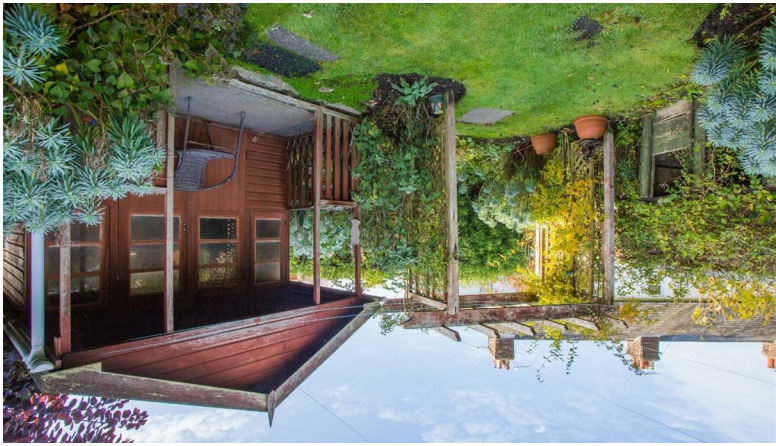
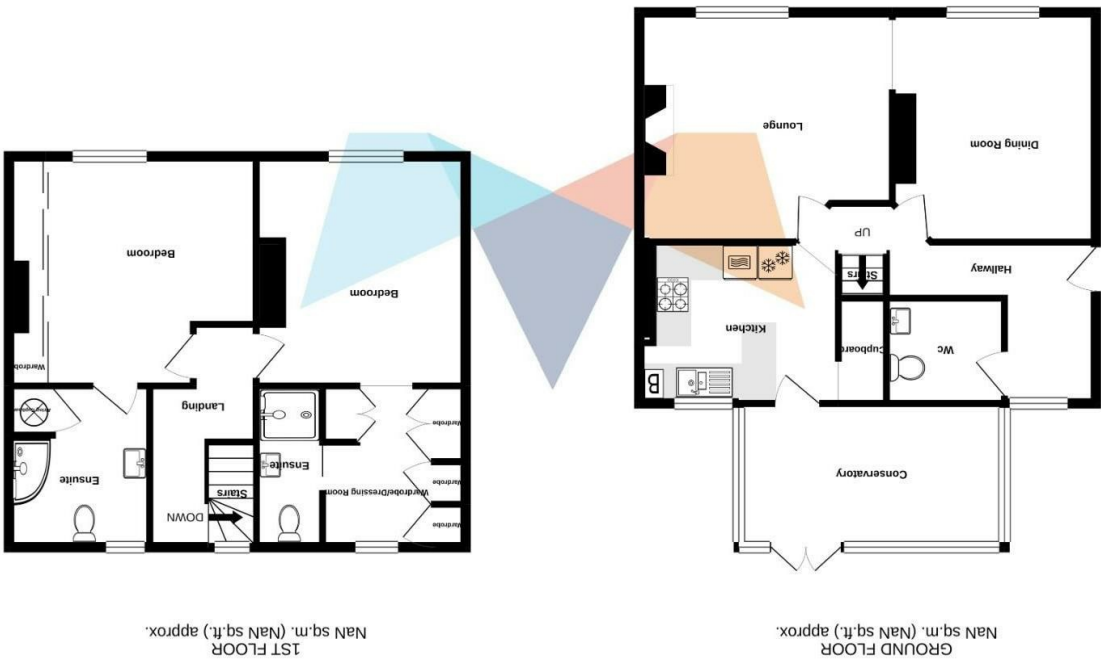


www.milesandbarr.co.uk/referral-fee-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We 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:



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14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t 01227 200600 e canterbury@milesandbarr.co.uk
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THE GREEN CANTERBURY



THE GREEN
CANTERBURY

£495,000

- Two Bedroom Semi Detached House
- Two Spacious Reception Rooms
- Sought After Location
- Two En Suites And A Walk In Wardrobe
- Period Property Dating Back To 1750
- Beautiful Views Over The Village Green
- No Onward Chain
- Rare To The Market

LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford. The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

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 Beane 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.

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).

ABOUT

** NO ONWARD CHAIN**

Miles and Barr are delighted to offer to the market this two bedroom semi-detached home in the the highly desirable village of Chartham, just a short drive to Canterbury and Ashford. With lovely views over the village green and local church, this family home must be seen to be appreciated. It is thought that it was originally part of the Old Bakery that was built in 1750. The Bakery then burnt down and the property was re-built in approximately 1912.

The ground floor accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen and conservatory. To the first floor you will find two large double bedrooms both with en suites and the master benefitting from a walk in wardrobe. There is a brick paved front garden along with a driveway to the side allowing parking, and a superb rear garden measuring 61' x 30' with summer house.

The property is being sold with no onward chain and would make a lovely family home, so please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Cloakroom 6'04 x 5'02 (1.93m x 1.57m)
- Dining Room 13'01 x 11'08 (3.99m x 3.56m)
- Lounge 14'04 x 13'03 (4.37m x 4.04m)
- Kitchen 11'06 x 9'04 (3.51m x 2.84m)
- Conservatory 8'07 x 15'11 (2.62m x 4.85m)
- First Floor
- Bedroom 13'02 x 12 (4.01m x 3.66m)
- En Suite 8'07 x 8'01 (2.62m x 2.46m)
- Bedroom 11'10 x 13'01 (3.61m x 3.99m)
- En Suite 3'09 x 8'09 (1.14m x 2.67m)
- Dressing Room 8'07 x 5'08 (2.62m x 1.73m)
- External
- Off Street Parking
- Rear Garden

