



FOUNDATION

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14, Cherry Orchard, Old Wives Lees, Canterbury, CT4 8BQ

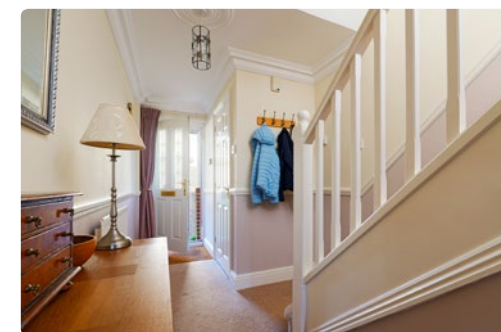
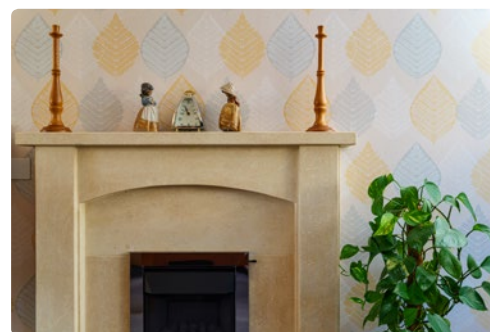
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold

14, Cherry Orchard, Old Wives Lees, Canterbury, CT4 8BQ

- Striking Detached Family Home
- Almost 1400 Sq.Ft Of Space
- Four Bedrooms & Two Bathrooms
- Opportunity To Create Open Plan Kitchen/Diner
- Attractive Rear Garden & Sun Terrace
- Driveway & Integral Garage
- Desirable Village Location Close To Canterbury
- Quiet & Private Close Surrounded By Countryside



SITUATION:

The village of Old Wives Lees is situated on the outskirts of Chilham, high on the North Downs, within an Area of Outstanding Natural Beauty. Surrounded by orchards, hop gardens and rolling arable farmland, the village enjoys a particularly attractive rural setting, with elevated positions offering far-reaching views across the surrounding hills, woodland and North Downs.

Old Wives Lees has a strong community spirit, with a range of social and recreational activities centred around the refurbished village hall and village green and a large playing field with an children's play area and outdoor gym.

Primary schools can be found in nearby Chilham, Selling, Wye and Sheldwich, with a choice of secondary schools in Canterbury, Ashford and Faversham. These neighbouring towns also provide a wide range of state and independent schools, together with excellent

shopping, leisure and recreational facilities.

The village is well placed for road connections, with easy access to the A2/M2 and M20, as well as the Channel Tunnel and cross-Channel services. Local bus services connect Old Wives Lees with Chilham and Canterbury, a school bus service also operates from the village to schools in Ashford and Canterbury.

There are railway stations at nearby Chilham and Selling, with mainline services from Canterbury and Faversham to London. Ashford International provides a high-speed service to London St Pancras, with journey times of approximately 38 minutes.

The Channel Tunnel terminal at Folkestone, approximately 18 miles away, provides regular shuttle services to the Continent, while the Port of Dover, around 22 miles away, offers regular ferry crossings.



DESCRIPTION:

A detached four-bedroomed family residence, tucked away within a peaceful and private close in the sought-after village of Old Wives Lees, conveniently positioned a short drive from both the historic market town of Faversham and the cathedral city of Canterbury.

Built in the 1990s by renowned housebuilder Berkeley Homes, Cherry Orchard has been cherished by the same owners for the past two decades, offering almost 1400 sq.ft and a wonderful opportunity for a new owner to introduce their own personality and further enhance this light and airy home. The property provides well-proportioned accommodation, a versatile ground-floor layout and an attractive established garden, creating an appealing proposition for families seeking a home with scope to make their own.

The entrance opens into a spacious hallway with a convenient cloakroom, leading

through to the kitchen at the rear of the property. Fitted with an array of cabinetry in a rich blue palette, complemented by mottled work surfaces, the kitchen incorporates the principal appliances and offers scope for reconfiguration to suit modern family living.

There is exciting potential to create a more expansive kitchen dining room by opening through to the adjoining sunroom or dining area, with both spaces benefiting from double doors leading directly onto the rear garden. The open-plan living area provides a comfortable setting for relaxing and entertaining, with a gas fireplace set within an attractive stone surround forming a natural focal point. The adjoining reception spaces offer flexibility for formal dining, a garden room or a more contemporary open-plan arrangement, depending on the needs and aspirations of the next owners.

To the first floor are four generously proportioned bedrooms and a well-appointed

family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the largest of the remaining bedrooms is particularly impressive, extending across the full depth of the house above the garage and enjoying a dual aspect that allows plenty of natural light.

OUTSIDE

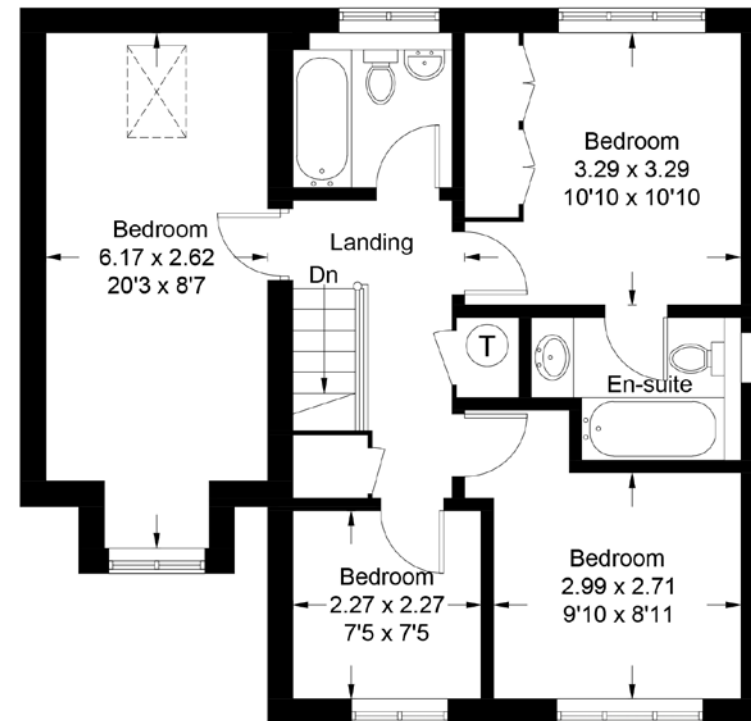
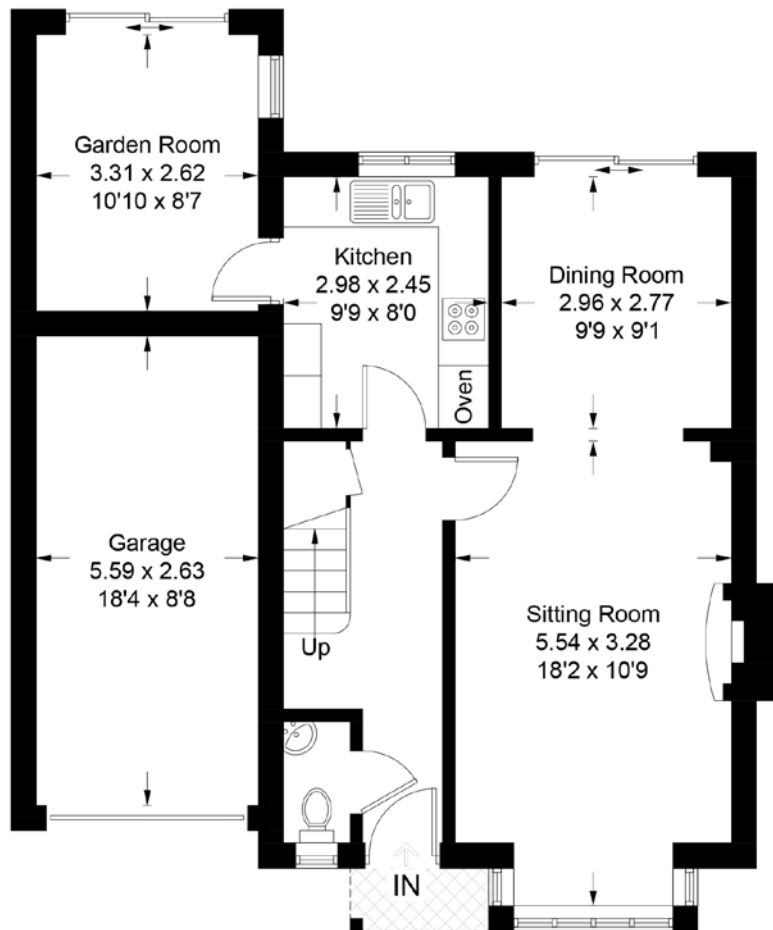
The rear garden has been thoughtfully landscaped by the current owner, a keen gardener, and provides an attractive established setting. Colourful borders and mature shrubs frame the central lawn, whilst a patio area offers space for outdoor dining and entertaining. The garden's established planting creates a pleasing sense of maturity and provides an inviting outdoor space to enjoy throughout the seasons. To the front, a private driveway provides parking for two vehicles and leads to the integral garage, offering additional storage and practical convenience.











TOTAL FLOOR AREA: 1378 sq. ft (128 sq. m)
HOUSE: 1219 sq. ft (113 sq. m)
GARAGE: 159 sq. ft (15 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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