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2 Primrose Villas, Howfield Lane, Chartham Hatch, CT4 7LU

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



2 Primrose Villas, Howfield Lane, Chartham Hatch, Canterbury, CT4 7LU

- Attractive Victorian Semi-Detached Residence
- Almost 1500 Sq.Ft Of Charming Accommodation
- Flourishing In Period Features & Character
- Creatively Presented & Thoughtfully Configured
- Open Plan Kitchen Diner & Two Additional Receptions
- Landscaped 80 Ft Rear Garden & Sun Terrace
- Recently Added Summer House/Art Studio
- Envious Views & Driveway For Two Cars

SITUATION:

Primrose Villas are situated in the charming village of Chartham Hatch, near Howfield Manor, approximately five miles south-west of the vibrant cathedral city of Canterbury. This small hamlet, comprising around 200 homes, offers a peaceful rural setting surrounded by beautiful countryside, farmland, and nearby apple and pear orchards. At the heart of the village is the village hall, formerly the local school, which remains a focal point for the community. Chartham Hatch is ideally suited to those seeking a quieter way of life while remaining within easy reach of a larger town and its amenities.

The nearby village of Chartham provides a range of everyday conveniences, including a mainline railway station with services to Canterbury, Ashford, and high-speed connections to London and Europe. The village also benefits from a doctor's surgery, primary school, village store, and post office.

Canterbury offers an excellent selection of amenities, including well-regarded primary and secondary schools in both the state and independent sectors, three universities, two hospitals (including a private hospital), and two railway stations.

The city also boasts an extensive range of shopping facilities, from high street brands to independent boutiques, together with attractive parks and gardens, restaurants, pubs, and leisure facilities.

The market town of Ashford, approximately 12 miles away, provides further shopping, recreational, and educational amenities, along with high-speed rail services from Ashford International Station to London St Pancras in around 38 minutes.



DESCRIPTION:

Beautifully renovated, this four-bedroom semi-detached period home offers over 1,500 sq. ft. of elegantly enhanced accommodation, complemented by a south-facing 80 ft rear garden with summer house and driveway parking for two cars.

Dating back to the early 1900s, the property is rich in character and original features, including exposed floorboards, stripped pine doors and intricate architraves. The current owners have thoughtfully and creatively enhanced the home throughout, introducing a refined Farrow & Ball colour palette alongside stylishly updated bathrooms and kitchen.

Situated in the heart of Chartham village, renowned for its strong sense of community, picturesque countryside walks and charming village atmosphere, the property also enjoys excellent access to the cathedral city of Canterbury and its highly regarded schools.



The front door opens into an entrance lobby, leading through to the impressive open-plan kitchen/dining room, which overlooks the garden through French doors. The kitchen is fitted with an extensive range of wall and base units incorporating integrated appliances.

In addition, there are two reception rooms. The cosy snug features exposed floorboards, a wood-burning stove set within the chimney breast, and an open staircase with decorative spindles. The elegant bay-fronted sitting room enjoys a further wood-burning stove, polished parquet flooring and contemporary shutters framing the large windows beautifully.

To the first floor are four generously proportioned bedrooms and a well-appointed family bathroom featuring a roll-top bath and separate shower enclosure. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room.

OUTSIDE:

The south-facing rear garden has been beautifully landscaped, with raised decking accessed directly from the French doors, ideal for entertaining and outdoor dining.

The lawn is bordered by established shrubs and colourful planting, whilst stepping stones lead to the summer house and storage shed positioned at the far end of the garden.

The driveway provides parking for two cars.

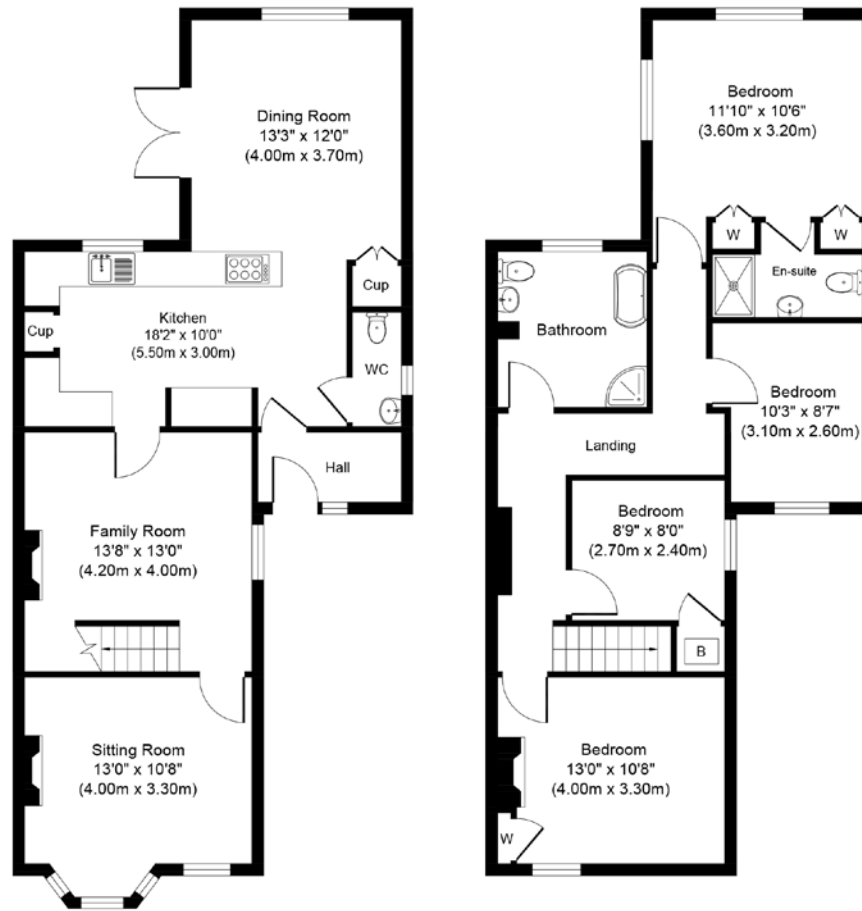
Beyond the property is an abundance of countryside with numerous footpaths through fields and woodland.











TOTAL FLOOR AREA: 1465 sq. ft (136 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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