



FOUNDATION

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7 Hillside Place, Cocking Road, Chartham CT4 7LH

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

Freehold



7 Hillside Place, Cockerling Road, Chartham CT4 7LH

- A Unique Converted Farm Cottage
- Flourishing In Character & Unique Features
- Spectacular Vaulted Living Space
- Fitted Kitchen Breakfast Room
- Charming Private Garden
- Allocated Parking Spaces
- Stunning Views Over Rolling Countryside
- Desirable Village Location Close To Canterbury

SITUATION:

The ancient village of Chartham lies approximately four miles west of the cathedral city of Canterbury. Situated on the banks of the Great Stour River and surrounded by picturesque countryside and farmland, including apple and pear orchards, the village offers a charming rural setting while remaining well connected.

Local amenities include a village hall, doctor's surgery, village store, post office, pubs and a primary school. Chartham also benefits from a railway station with convenient links to Canterbury, as well as a regular bus service to both Canterbury and Ashford.

A scenic cycle path runs alongside the River Stour, providing a pleasant route all the way into Canterbury. The village also enjoys a strong community spirit, with a variety of established fitness and social groups including Pilates, running clubs, fitness training sessions and football teams for all ages.

The nearby cathedral city of Canterbury offers an extensive range of amenities, including excellent shopping and leisure facilities, a wide selection of primary and secondary schools, three universities, two hospitals and two mainline railway stations. The city also boasts a vibrant cultural scene with numerous restaurants, cafés and international eateries.

The thriving market town of Ashford, approximately 12 miles from Chartham, provides further shopping, recreational and educational facilities, together with the high-speed rail service from Ashford International Station, reaching London St Pancras in around 38 minutes.

The area is also well served by road, with the A2/M2 accessible from nearby Canterbury and the M20 at Ashford, both providing convenient connections to London and the coast.



DESCRIPTION:

A beautifully converted former farm building, offering a striking vaulted living space, a private enclosed garden and far-reaching countryside views – all set within a sought-after village just moments from Canterbury.

Offered chain-free and freehold.

Hillside Place is a truly charming one-bedroom home, rich in character and thoughtfully designed to combine period features with light-filled, contemporary living.

The standout feature is the beautiful vaulted first-floor living area, where exposed beams and skylights create an exceptional sense of space and light.

This elevated position also enjoys lovely open views across the surrounding countryside, giving the room a calm, airy feel throughout the day.

On the ground floor, the property offers a

well-proportioned kitchen/breakfast room with integrated appliances and space for dining, along with a generous double bedroom and a well-appointed bathroom.

Externally, the property benefits from a private, enclosed garden with brick walling, fencing and mature hedging - a particularly attractive feature offering both character and a lovely outdoor space to enjoy.

The garden is mainly laid to lawn with a paved terrace, ideal for outdoor dining and entertaining, and is designed in a relaxed meadow style, with herbs and wildflowers providing seasonal colour and interest, complemented by a beautiful cherry tree.

The garden also includes a useful storage shed.

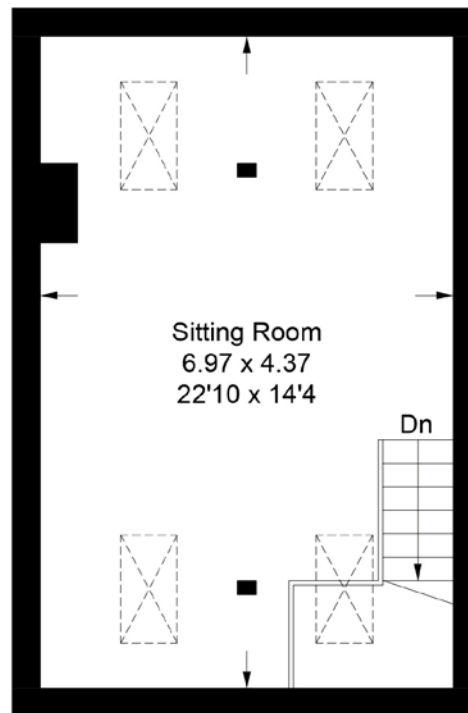
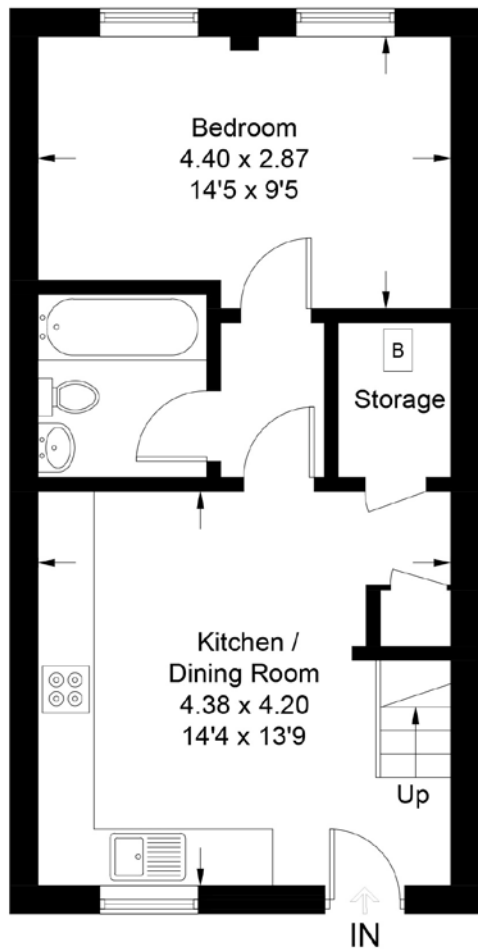
Parking is available within a private residents' car park.

This unique home forms part of a sympathetic conversion and retains a number of original character features, including exposed timbers and heritage-style brickwork.

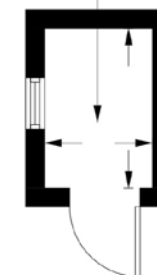
Situated in the desirable village of Chartham, the property enjoys a peaceful setting with countryside walks nearby, while remaining within easy reach of Canterbury and excellent transport links.

Offered chain-free and freehold, this is a rare opportunity to acquire a characterful home in an idyllic yet well-connected location.





Shed (Approx)
1.70 x 1.15
5'7 x 3'9



TOTAL FLOOR AREA:
758 sq. ft (70 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All mains services are connected.

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