FOUNDATION

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2, Godfrey Gardens, Chartham, Canterbury, CT4 7TT

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS











2, Godfrey Gardens, Chartham, Canterbury, CT4 7TT

- Substantial Three Bedroom Mid Terrace Townhouse
- Over 1,200 Sq.Ft Of Versatile Accommodation
- Beautifully Presented With Stylish Interiors Throughout
- South Facing Rear Garden With Privacy
- Spacious Kitchen Breakfast Room
- Elegant Sitting Room With Front Views
- Three Bedrooms And Two Bathrooms
- Driveway And Garage To Rear

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.

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 attractive market town of Faversham, around nine miles away, features a wide range of high street shops and independent retailers lining its historic high street and bustling market square. The town also offers excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park and recreation ground, and a local museum.









DESCRIPTION:

A substantial three-bedroom mid-terraced townhouse, ideally positioned within this sought-after development in the heart of Chartham village, just a few miles from Canterbury. Built in the early 2000s and offering over 1,200 sq.ft of spacious and versatile accommodation, the property combines generous proportions with beautifully considered interiors and a wonderful south-facing rear garden.

The current owner has transformed the house with a real flair for interior design, creating a stylish and welcoming home with a carefully chosen palette of colour and thoughtful details throughout. There remains scope for further personalisation, but the property is presented in well ordered condition and ready to enjoy.

The front door opens into a welcoming entrance hall, with the kitchen/breakfast room positioned to the right. The kitchen features an attractive range of wall and floor units, several appliances and generous preparation space, with room for a breakfast table or island.

Adjoining the kitchen is the dining room, a lovely entertaining space with French doors opening directly onto the garden. The first floor provides a generous double bedroom alongside an elegant sitting room, enjoying views over the front of the property.

On the second floor are two further bedrooms, one benefiting from its own en-suite shower room. The remaining bedroom has access to the family bathroom, which comprises a bath with shower over, WC and wash basin.

OUTSIDE:

The south-facing rear garden is undoubtedly one of the property's highlights. Thoughtfully landscaped over several tiers, it features colourful planted borders and a number of seating spaces, creating a peaceful and exceptionally private setting — perfect for entertaining, relaxing or simply enjoying the sunshine.

To the rear of the property is a private driveway providing off-road parking and access to the garage, offering useful additional storage and parking.



















TOTAL FLOOR AREA: 1172 sq. ft (108 sq. m)

EPC RATING
C

COUNCIL TAX BAND
D

GENERAL INFORMATION
All services are mains connected

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