

New Town Street, Chartham Hatch, Canterbury, CT4 7LT

Asking Price £675,000



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Nestled in the charming village of Chartham Hatch, within the picturesque Kent Downs Area of Outstanding Natural Beauty (AONB), this semi-detached house offers a unique opportunity for those seeking a spacious and versatile family home. Built in 1900, the property effortlessly blends period character with generous proportions, boasting an impressive 168 square metres of living space, making it both deceptively spacious and warmly inviting.

Chartham Hatch is part of the Parish of Chartham which is known for its rural character, vineyard, and St Mary's Church. It offers an excellent primary school which had a Good Ofsted report in 2024, local shops, pubs, doctors' surgeries and a railway station linking to Canterbury and London.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The ground floor features two or three versatile reception rooms; a delightful sitting room complete with a wood burner and spiral staircase that adds character to the home. One of these rooms is suitable for a downstairs bedroom/office/additional sitting room. The kitchen is a chef's dream, equipped with a range cooker and space for a freestanding breakfast island, perfect for family gatherings. The dining room, enhanced by large bi-fold doors, seamlessly connects to the outdoor patio, creating an ideal space for entertaining.

The first floor reveals a spacious landing that leads to four well-appointed bedrooms. Bedroom four is currently utilised as an office, providing flexibility for modern living. The master bedroom is a true retreat, featuring an ensuite shower and lovely views over the garden and surrounding orchard.

Outside, the property offers ample parking for up to four vehicles, along with a garage. This benefits from previous planning permission approval - the planning permission has lapsed but there are full architects plans - the plans are part of the sale. The plans are for an annexe plus workshop. The expansive garden is a hi





This home is not just a property; it is a lifestyle choice in a sought-after location, ideal for families and those who appreciate the beauty of nature. Don't miss the chance to make this delightful house your new home.

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Ground Floor / Entrance Hallway
7'4" x 9'4" (2.250 x 2.862)

Bedroom 5/ Office /Sitting Room
9'4" x 12'5" (2.868 x 3.795)

Living Room
24'11" x 14'0" (7.620 x 4.279)

Boot Room
9'6" x 6'10" (2.902 x 2.105)

Kitchen
16'8" x 11'0" (5.086 x 3.369)

Pantry / Store Room
4'10" x 8'6" (1.482 x 2.606)

Dining Room
15'10" x 12'8" (4.849 x 3.882)

WC
3'10" (1.175)

First Floor / Stairs

Landing
21'5" (6.534)

Bedroom 4
16'7" x 10'10" (5.058 x 3.309)

Ensuite
5'10" x 5'3" (1.799 x 1.610)

Family Bathroom
6'2" x 10'3" (1.889 x 3.143)

Bedroom1
9'4" x 14'0" (2.864 x 4.273)

Bedroom 2
13'9" x 14'0" (4.211 x 4.270)



