



Braidwood, Pilgrims Lane, Chilham, Canterbury, CT4 8AB

£495,000

- Attractive Two Double Bedroom Detached Bungalow
- Peaceful Private Lane Location with Countryside Views
- Modern Fitted Kitchen with Integrated Appliances
- Family Bathroom with Bath and Separate Shower
- Beautifully Established Gardens with Sun Terrace, Greenhouse and Garden Shed
- Set Within Grounds Extending to Just Over Half an Acre
- Spacious Dual-Aspect Sitting/Dining Room with Feature Fireplace
- Two Generous Bedrooms with Built-In Wardrobes
- Stylish Wood Flooring Throughout Much of the Property
- Gated Entrance, Detached Garage and Convenient Access to Chilham Village

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Occupying a peaceful position along a private lane on the outskirts of Chilham, Braidwood is an attractive two-bedroom detached bungalow set within beautifully established grounds extending to just over half an acre, with delightful countryside views.

In the same family for over 20 years, the property has been carefully maintained and offers bright, well-presented accommodation with a welcoming feel throughout. Stylish wood flooring features across much of the interior, complemented by carpeting, while a modern fitted kitchen and contemporary bathroom add to its appeal. Two generous double bedrooms make this an ideal home for those seeking comfortable single-storey living.

The setting is a particular highlight. Timber gates open onto the approach, with access to the garage and attractive front garden. To the rear, extensive lawns are framed by mature trees, shrubs and established hedging, creating a wonderfully private outdoor space. A sun terrace is ideal for relaxing or entertaining, while a greenhouse and garden shed offer useful additions for keen gardeners.

Braidwood lies just over a mile from Chilham's picturesque medieval square, renowned for its historic buildings and charming village atmosphere. Local amenities include pubs, cafés, a shop and post office, farm shop, primary school and recreational facilities.

Canterbury and Ashford are both within convenient reach, offering extensive shopping, leisure facilities and a choice of schools. Chilham railway station provides rail connections, with high-speed services to London St Pancras available via Ashford International. The M2 and M20 also offer access towards London and the Kent coast.

With its substantial plot, tranquil surroundings and attractive presentation, Braidwood offers a rare opportunity to enjoy village and countryside living in a highly sought-after part of Kent.

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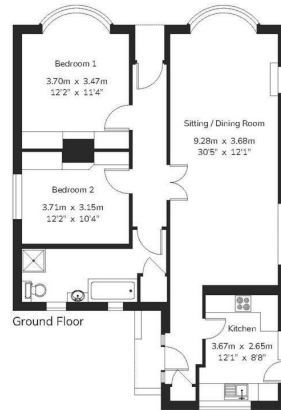
Council Tax Band: D





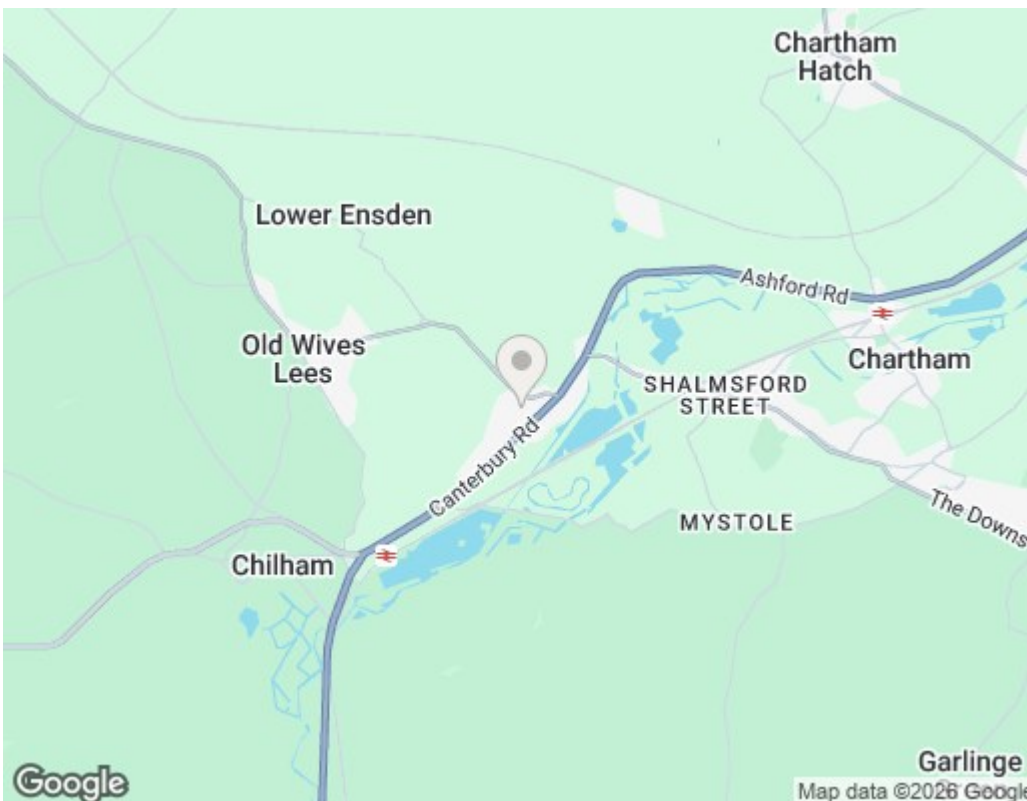
Braidwood

Gross Internal Area : 93.4 sq.m (1005 sq.ft.)



For Identification Purposes Only.

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Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	