



**Connells**

Downs View Way  
Chartham Canterbury



## Property Description

Downs View Way is a private development of 18 houses in the sought after village location of Chartham. This home was the show home for the development and enjoys an imposing plot within the road.

This executive style, family home is moments away from the villages main amenities including local shop and newsagent, primary school and train station with services to Canterbury.

The home is beautifully presented throughout, finished to a modern standard and ready to enjoy the moment you move in! Through the front door, a generous hallway leads through to the spacious lounge with media wall, window space and double doors to the dining area. The open plan kitchen dining room enjoys a fully fitted kitchen with central island, integrated fridge freezer, oven, hob and wine cooler. Two sets of bi fold doors overlook the garden, ideal for entertaining. There is a cloakroom, study that could be a sixth bedroom and utility room with space for washing machine, sink, central heating boiler and side door.

The first floor houses five double bedrooms, all with built in wardrobe space and two with their own en suite shower rooms. There is a family bathroom with matching suite of a bath with shower over, WC and wash basin.

To the outside, an incredible, landscaped garden awaits! Low and raised patio areas, lawn and decking areas. A double garage with powered roller doors and off road parking for multiple vehicles. A home to be seen to appreciate all that is on offer.

## Entrance Hall

Front door, understairs store cupboard

## Cloakroom

WC, wash hand basin and vanity, radiator, window

## Living Room

21' 1" x 11' 11" ( 6.43m x 3.63m )

Two windows, two radiators, carpet, double doors to dining room

## Kitchen/Dining Room

24' 10" Max x 19' 4" Max ( 7.57m Max x 5.89m Max )

Modern fitted kitchen with matching wall and base units, work surface over, one and half sink and drainer. Oven, grill, induction hob and extractor fan. Integrated wine chiller, fridge freezer and dishwasher. Stand alone island with storage units, breakfast bar seating. Window and bi folds doors to rear garden.

Dining area with radiator and bi fold doors overlooking the garden

## Utility

7' 10" x 5' 11" ( 2.39m x 1.80m )

Side door, radiator, space and plumbing for washing machine, sink and drainer, central heating boiler.

## Study

10' 7" x 9' 6" ( 3.23m x 2.90m )

Window, carpet, radiator.

## Landing

Carpet, double cupboard with water tank, loft hatch

## Bedroom One

13' 4" x 8' 10" ( 4.06m x 2.69m )

Window, radiator, carpet, built in wardrobe

## En Suite Shower Room Bed One

Shower cubicle, WC, wash hand basin with vanity, towel rail, part tiled walls. Window

## Bedroom Two

11' 9" x 10' 7" ( 3.58m x 3.23m )

Window, radiator, carpet, built in wardrobes

## En Suite Shower Room Bed Two

Shower cubicle, WC, wash hand basin with vanity unit. Towel rail, part tiled walls. Window

## Bedroom Three

11' 2" x 9' 6" ( 3.40m x 2.90m )

Carpet, radiator, window, built in cupboard

## Bedroom Four

10' 8" x 9' 9" ( 3.25m x 2.97m )

Carpet, radiator, window, built in wardrobes

## Bedroom Five

13' 6" x 9' 8" ( 4.11m x 2.95m )

Carpet, radiator, window, built in cupboard space

## Double Garage

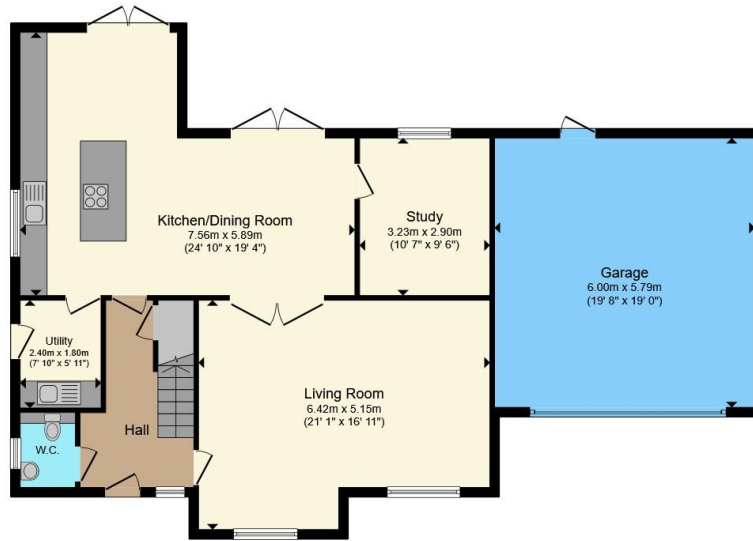
19' 8" x 19' ( 5.99m x 5.79m )

Fully powered double garage, fob controlled roller door. Loft space for further storage, rear door to garden

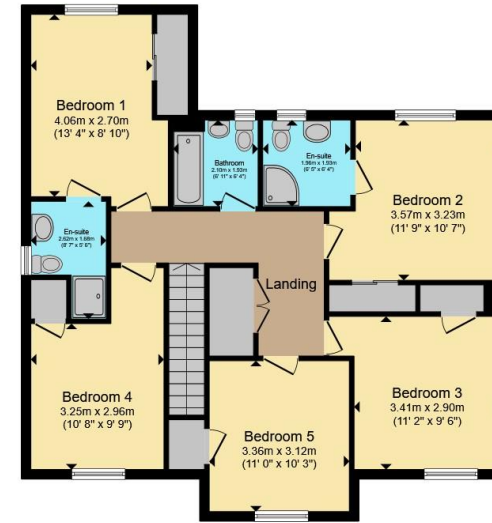








**Ground Floor**



**First Floor**

Total floor area 220.3 m<sup>2</sup> (2,371 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: G

Tenure: Freehold

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