

14 Updown Way
Chartham, Canterbury, CT4 7TP
£315,000

colebrooksturrock.com





14 Updown Way

Updown Way, Chartham, Canterbury

A modern semi-detached chain free home set on the outskirts of Chartham, offering well proportioned accommodation and a good size garden.

Situation

Situated at the top of the popular St. Augustine's development, this property enjoys an enviable location with everyday amenities close at hand, including a convenience store, post office, playing fields and several parks. For those who love the outdoors, beautiful countryside is right on the doorstep, with picturesque woodland, orchards and scenic walks offering breathtaking views across the Kent Downs. The village of Chartham is ideally positioned along the A28 between Canterbury and Ashford and offers an excellent setting for families. Local amenities include a well-regarded primary school and two village pubs, while nearby Canterbury is just three miles away and provides an excellent choice of secondary schools, shopping, restaurants and leisure facilities. Commuters are also well catered for, with bus services to Canterbury and Ashford within walking distance, alongside Chartham's mainline railway station offering direct services to London in just 58 minutes.

The Property

Set within a cul-de-sac, Updown Way forms part of the popular St. Augustine's development, with No. 14 comprising a modern semi-detached home benefiting from a west-facing private rear garden, off-road parking and a single garage. The entrance hallway, with a useful ground floor cloakroom and storage cupboard, leads to the front-facing kitchen, fitted with a range of matching Shaker-style cabinetry, integrated cooking appliances and a gas combi boiler providing heating and hot water. A spacious sitting/dining room spans the full width of the rear elevation, featuring a picture window and French doors overlooking and opening onto the good-sized rear garden. To the first floor are three bedrooms, comprising one double and two single bedrooms, all benefiting from built-in storage and served by a modern bathroom suite. This well-proportioned modern family home is double-glazed, gas centrally heated and offered for sale with no onward chain.

Outside

No. 14 is set back from the road behind a neat, low-maintenance garden, whilst a block-paved driveway to the side provides off-road parking for two cars and access to the single pitched-roof garage, measuring 16' 6" x 8' 2" (5.03m x 2.49m). The enclosed rear garden is a good size, measuring 41' 3" x 25' 11" (12.56m x 7.89m) and enjoys a westerly aspect. A paved patio extends from the rear elevation, with an area of lawn beyond leading down to a deep flowerbed. A pedestrian door provides access to the garage, which benefits from lighting and offers great potential for additional storage.

Services

All mains' services are understood to be connected to the property.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.







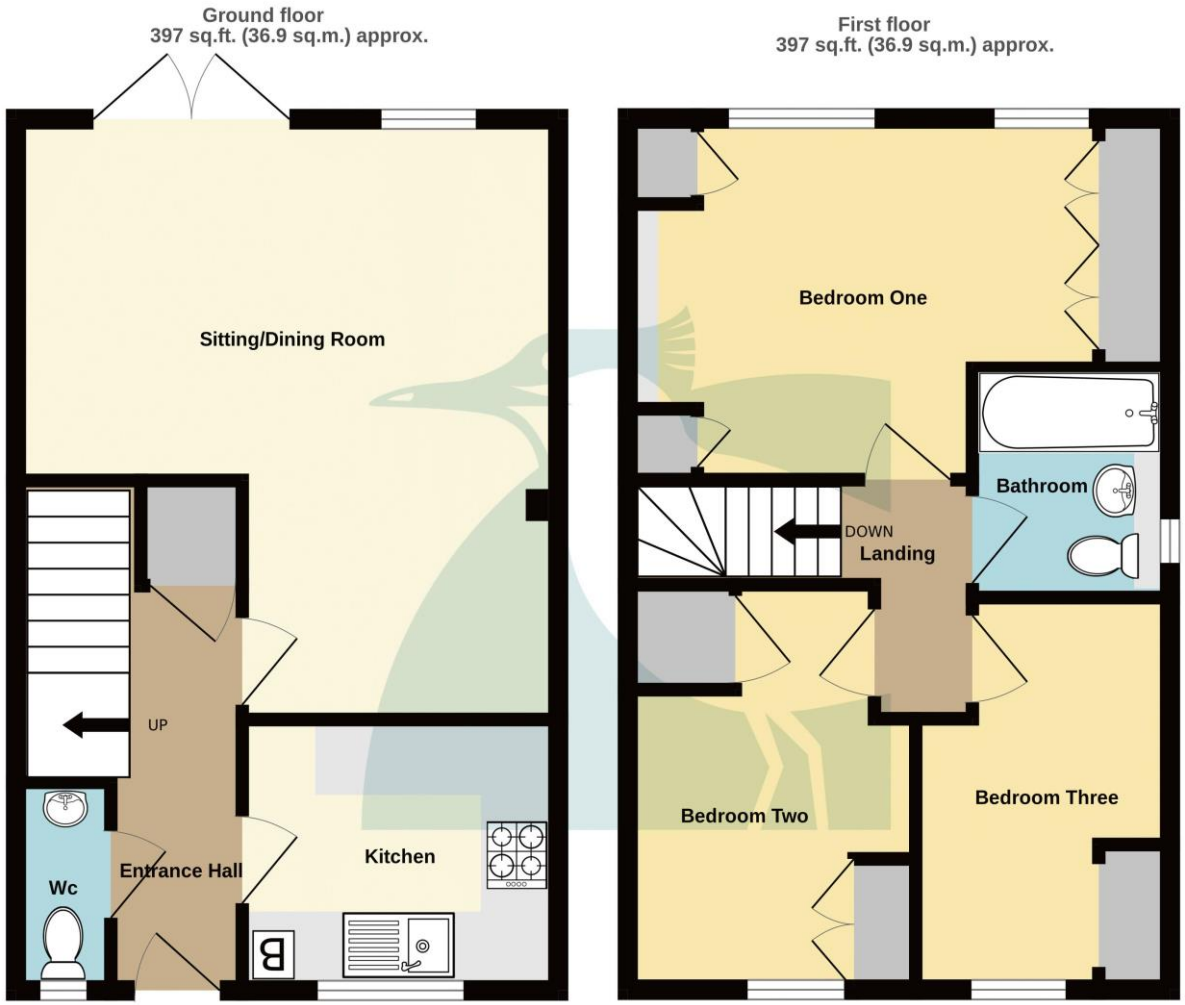








To view this property call Colebrook Sturrock on 01304 381155



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Cloakroom/WC
6' 0" x 2' 9" (1.83m x 0.84m)

Kitchen
9' 3" x 7' 9" (2.82m x 2.36m)

Sitting/Dining Room
L-shaped 17' 3" max x 15' 11" max (5.25m x 4.85m)

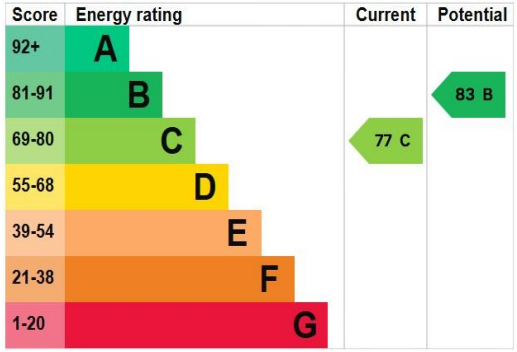
First Floor

Bedroom One
13' 10" x 10' 5" (4.21m x 3.17m) narrowing to 7' 2" (2.18m)

Bathroom
6' 7" x 5' 6" (2.01m x 1.68m)

Bedroom Two
11' 5" max x 8' 5" max (3.48m x 2.56m)

Bedroom Three
10' 11" max x 7' 3" max (3.32m x 2.21m)



17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com

naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman

colebrooksturrock.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.