



Price
£700,000

Freehold

4x  3x  2x 

The Downs, Chartham
Downs Road, Chartham,
Canterbury, Kent, CT4

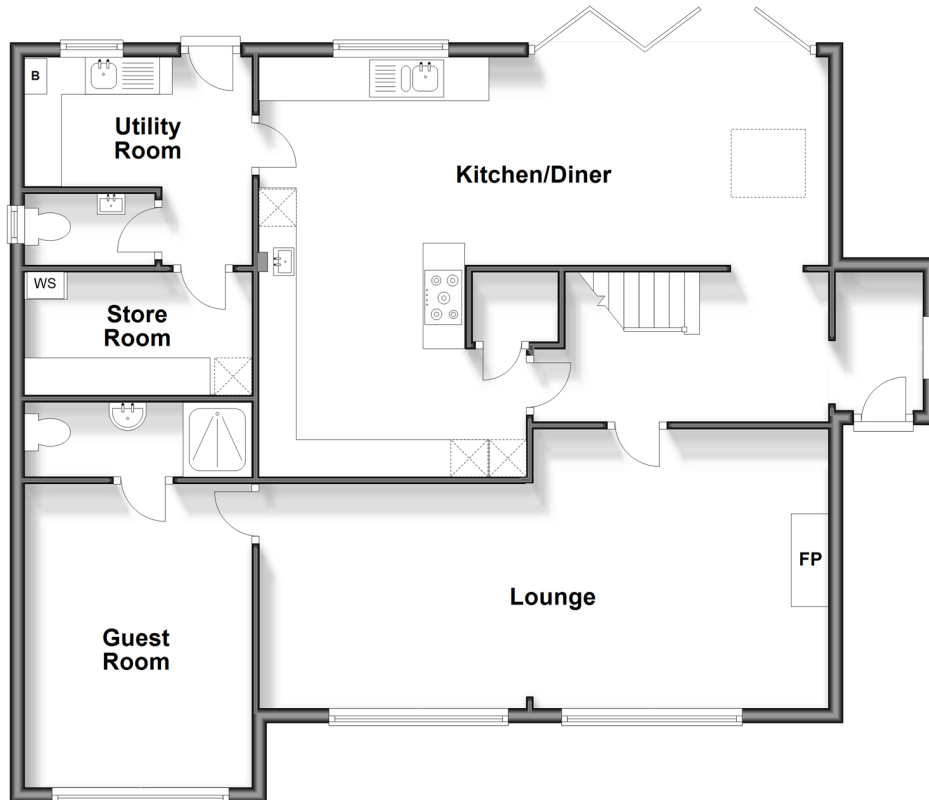
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

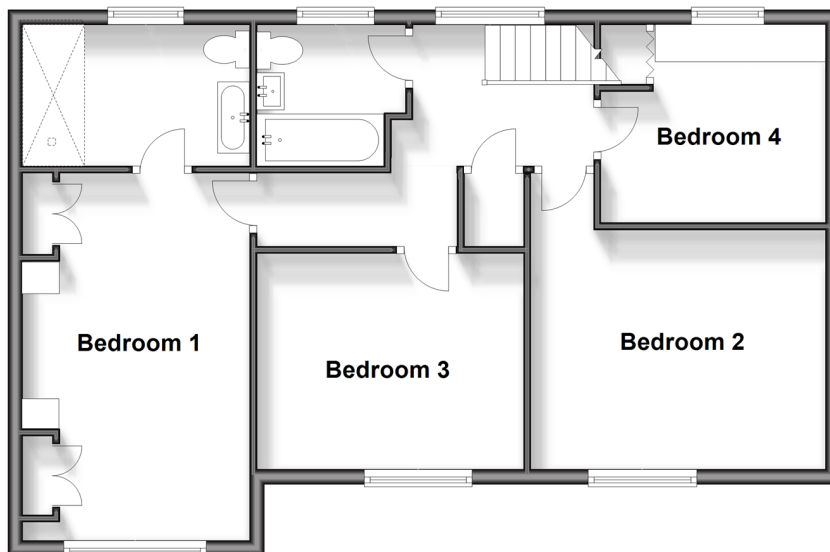
Ground Floor

Approx. 100.8 sq. metres (1085.5 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 25'2 x 12'8 at widest point (7.68m x 3.86m)

Guest Room: 13'3 x 10'9 (4.04m x 3.28m)

En Suite Shower Room: 6'7 x 3'6 (2.01m x 1.07m)

Kitchen/Diner: (L-shaped) 25'2 x 8'8 (7.68m x 2.64m) plus 10'11 x 10'2 (3.33m x 3.10m)

Utility Room: 10'9 x 5'4 (3.28m x 1.63m)

Cloakroom

Store Room: 6'7 x 5'11 (2.01m x 1.80m)

FIRST FLOOR

Landing

Bedroom 1: 15'8 x 10'6 (4.78m x 3.20m)

En Suite Wet Room: 9'6 x 6'5 (2.90m x 1.96m)

Bedroom 2: 13'9 x 10'3 (4.19m x 3.13m)

Bedroom 3: 12'1 x 9'3 (3.69m x 2.82m)

Bedroom 4: 9'8 x 8'7 (2.95m x 2.62m)

Bathroom: 6'7 x 6'3 (2.01m x 1.91m)

OUTSIDE

Front Garden

Off Road Parking

Rear Garden



Main features

- Sunny rear garden with lighting and power points throughout as well as automated watering
- Fantastic views of the countryside
- Ample off road parking for multiple cars
- Stunning kitchen/diner ideally suited to modern and social living with bi fold doors
- Chartham has plenty of local facilities including shops, pubs, and schools giving you the perfect feel of a countryside village



Nearest Schools

Primary Schools: Chartham Primary 0.5 miles, Petham Primary 2.0 miles, Wincheap Foundation Primary 2.5 miles
Secondary Schools: Canterbury Steiner School Ltd 0.4 miles, Hope View School 2.0 miles, The Canterbury High School 2.7 miles



Transport Information

Train Stations: Chartham 1.0 miles, Chilham 2.4 miles, Canterbury East 3.6 miles



Address

The Downs, Chartham Downs Road, Chartham, Canterbury, Kent, CT4



Directions

For directions to this property please contact us.



Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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