



Price
£675,000

Freehold

4x  3x  2x 

**Lower Lees Road, Old
Wives Lees, Kent, CT4**

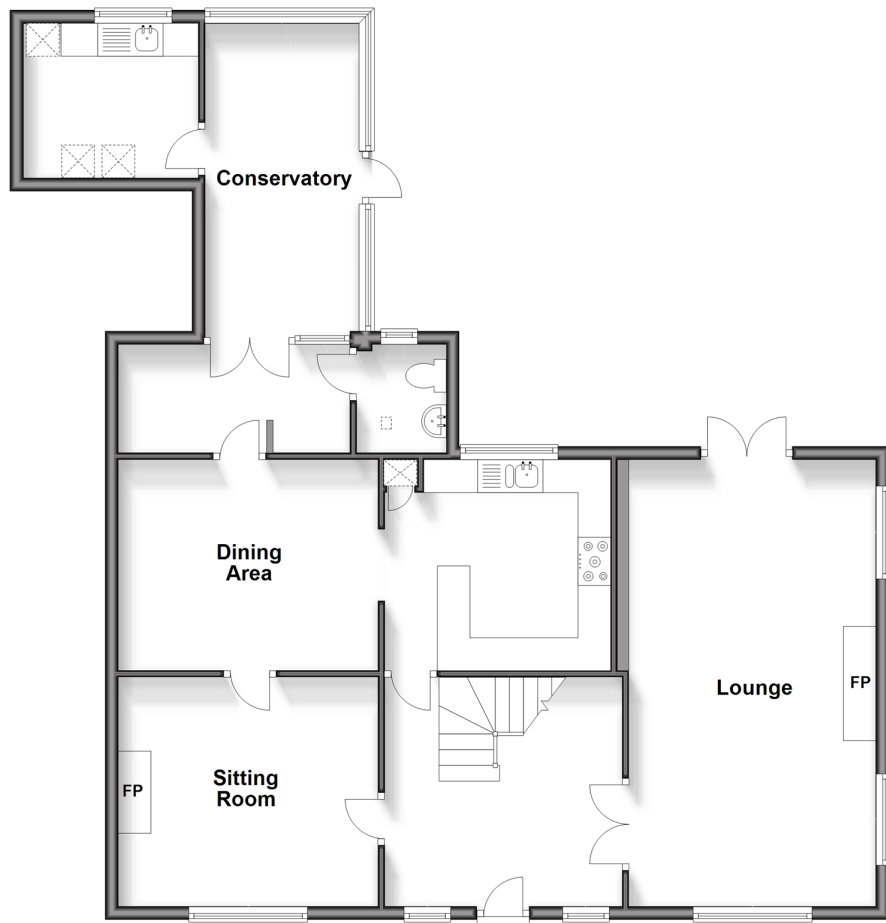
OVER 60?

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

Wards
Helping you move forwards

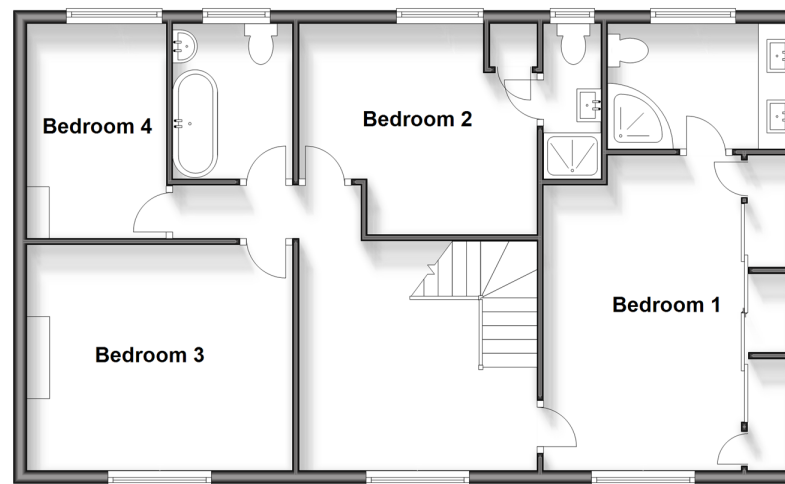
Ground Floor

Approx. 105.4 sq. metres (1134.2 sq. feet)



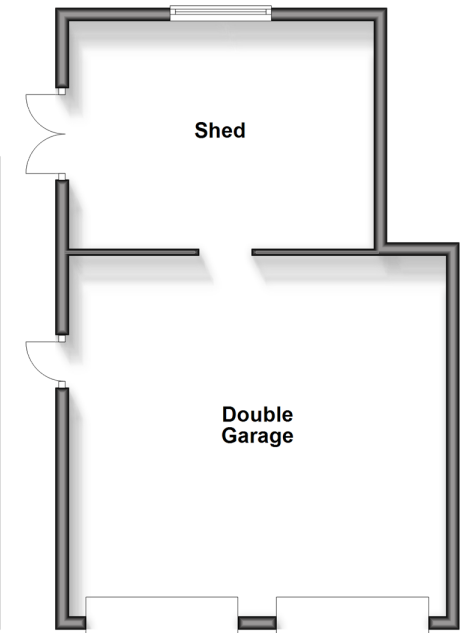
First Floor

Approx. 79.4 sq. metres (854.8 sq. feet)



Outbuilding

Approx. 48.3 sq. metres (520.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway
Lounge: 22'3 x 12'2 (6.79m x 3.71m)
Sitting Room: 13'0 x 11'4 (3.97m x 3.46m)
Kitchen: 11'9 x 10'3 (3.58m x 3.13m)
Dining Area: 16'10 x 13'0 (5.13m x 3.97m)
Lobby
Wet Room
Conservatory: 15'6 x 7'3 (4.73m x 2.21m)
Utility Room

FIRST FLOOR

Landing
Bedroom 1: 15'9 x 10'6 (4.80m x 3.20m)
En Suite Shower Room
Bedroom 2: 11'11 x 10'9 (3.63m x 3.28m)
En Suite Shower Room
Bedroom 3: 11'2 x 7'1 (3.41m x 2.16m)
Bedroom 4: 13'1 x 11'2 (3.99m x 3.41m)
Bathroom

OUT BUILDING

Double Garage: 18'11 x 18'4 (5.77m x 5.59m)
Shed

OUTSIDE

Front Garden
Driveway Parking
Rear Garden



Main features

- Stunning views over orchards and the North Downs
- Double garage and large driveway with ample parking
- Large family home extended to the side
- Utility room, wet room, 2 en suites and family bathroom
- Beautiful 0.5673 acre plot



Nearest Schools

Primary Schools: Chilham, St Mary's C of E Primary 1.1 miles, Chartham Primary 1.5 miles, Selling C of E Primary 2.5 miles
Secondary Schools: Hope View School 0.8 miles, The Canterbury High School 4.0 miles



Transport Information

Train Stations: Chilham 0.7 miles, Chartham 1.6 miles, Selling 2.1 miles



Address

Lower Lees Road, Old Wives Lees, Kent, CT4



Directions

For directions to this property please contact us.



Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

10348550/20240415/TG/MIA