



4 Downs View Way
Chartham | Canterbury | Kent | CT4 7EQ

FINE & COUNTRY



Step inside

4 Downs View Way

Nestling in a quiet enclave of contemporary detached properties overlooking Chartham is this impressive and bespoke five bedroom family home. Completed in 2020, it offers everything required for modern day living with high end fittings including oak doors and Karndean flooring. It has a large, block paved frontage where you can park four or five cars that leads to an attractive detached pitched roof garage and to the front porch. The exterior has a mix of brickwork and black cladding giving it a distinctive appeal and, once through the front door into the spacious hallway with its large storage cupboards, the charm continues.

There is a gorgeous kitchen/breakfast room with a good sized central island/breakfast bar and modern charcoal grey units housing a built in double oven and hob, an integrated dishwasher, fridge freezer and wine cooler. There are two sets of bi-folding doors to the large wraparound terrace with superb views across to the North Downs and an equally well fitted adjacent utility room with a washing machine and tumble dryer, as well as a cloakroom off the hall.

Guests will be delighted to enjoy a meal in the separate formal dining room while the large triple aspect lounge is charming with great views through the bi-folding doors to the terrace and an attractive contemporary fireplace.

Off the light and bright galleried landing and wide corridor on the first floor is a family bathroom and five double bedrooms with lovely views including a guest room with an en-suite double shower and the main bedroom with an en-suite shower room and sliding mirrored wardrobes.

The rear garden is very easy to manage with the large terrace and a lawn bordered by a fretwork fence which is big enough to kick a ball around. The lower lawn area includes a high planter with shrubs and a sheltered lawn area which would be ideal for a gazebo and a barbecue.



Seller Insight

“ We bought this house from new and it is really our dream home but we need to move for family reasons. However if we could take this house and put it where we are moving to that would be great. We were already living in Chartham and moved to this house when we saw it being built as we needed something larger as our family was growing. Not only are there gorgeous views and a quiet environment but we are also not far from the Chartham sports club and there are plenty of excellent places to go for a walk with the dog. At the same time it is not far to the station and the bus stop at the end of the road, while in the village there is a good primary school, two pubs, two convenience stores, a hairdresser and a post office as well as the Chartham Vinery, an ancient church and a village hall with a range of activities.

We are only about five minutes' drive from Canterbury with its historical buildings, high street stores, individual shops, restaurants, excellent grammar and private schools as well as three universities, a golf course and leisure centres. You can even walk into the city with a pathway alongside the river Stour to the Westgate gardens if you are feeling energetic. We are within easy reach of Ashford for the high speed train that whisks you to St Pancras in 36 minutes and not far from Folkestone and Dover for access to the Continent or the north or south coast for a day on the beach”.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road
 Chartham station 0.8 miles
 Canterbury 4.6 miles
 Ashford International 11.6 miles
 Dover Docks 20.7 miles
 Eurotunnel Folkestone 16.1 miles
 Charing Cross 63.7 miles
 Gatwick Airport 68.3 miles

By Train from Chartham
 High-Speed St. Pancras 53 mins
 Charing Cross 1hr 55 mins
 Victoria 1hr 40 mins
 Ashford International 17 mins
 Ashford to St Pancras 36 mins

Leisure Clubs & Facilities

Polo Farm Sports Club 01227 769159
 Canterbury Golf Club 01227 453532
 Roundwood Hall Golf Club 01303 862260
 Kingsmead Leisure Centre 01227 769818

Healthcare

Chartham Surgery
 Canterbury Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital

Education

Primary Schools:

Chartham Primary
 St Mary's Primary, Chilham
 Kent College Junior
 St Edmunds Junior
 Junior Kings

Secondary Schools:

Simon Langton Girls Grammar
 Simon Langton Boys Grammar
 Barton Grammar
 King's School, Canterbury
 Kent College
 St Edmunds

01227 738224
 01227 463128
 01227 766877
 01227 825100

01227 738225
 01227 730442
 01227 762436
 01227 475600
 01227 714000

01227 463711
 01227 463567
 01227 464600
 01227 595501
 01227 763231
 01227 475000

Entertainment

The Artichoke
 The Local
 Marlowe Theatre, Canterbury
 Gulbenkian Theatre
 Abode Hotel
 Curzon Cinema
 The Corner House
 Pinocchio's
 The Granville

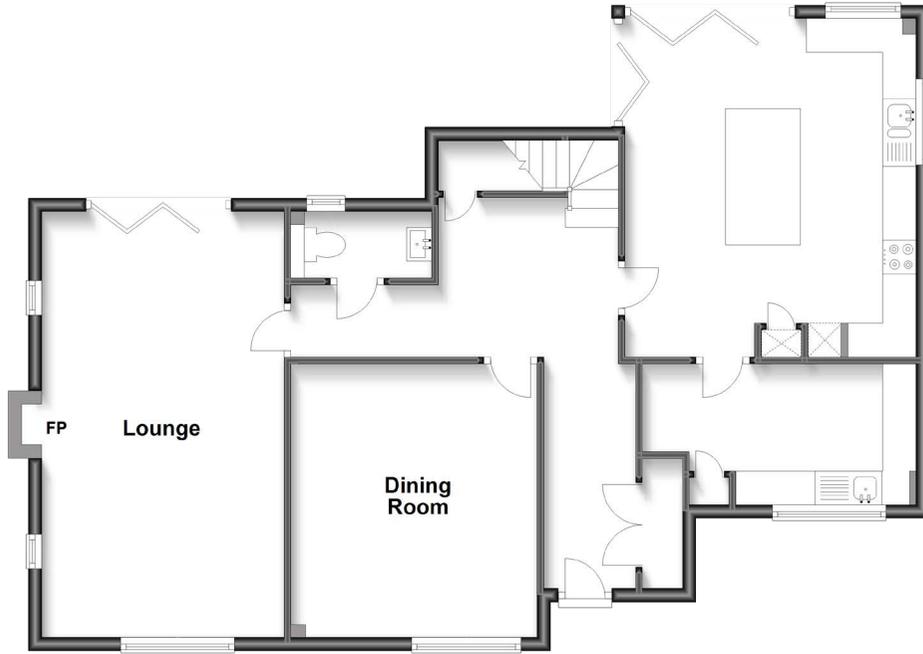
Local Attractions/Landmarks

Chartham Vineyard
 Badgers Hill Farm
 The Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum
 Howletts Animal Park
 Wingham Wildlife Park

01227 738316
 01227 738080
 01227 787787
 01227 769075
 01227 766266
 0333 321 0104
 01227 780793
 01227 457538
 01227 700402

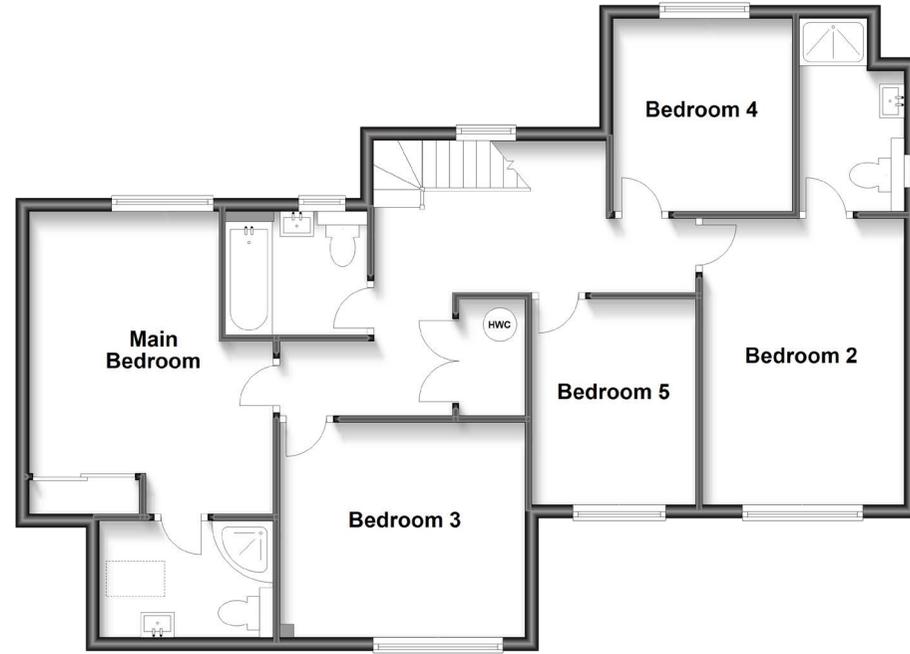
Ground Floor

Approx. 89.4 sq. metres (962.6 sq. feet)



First Floor

Approx. 85.6 sq. metres (921.8 sq. feet)



GROUND FLOOR

Hallway	
Lounge	20'8 x 11'10 (6.30m x 3.61m)
Dining Room	13'0 x 12'0 (3.97m x 3.66m)
Kitchen/Breakfast Room	16'4 x 14'4 (4.98m x 4.37m)
Utility Room	13'4 x 6'8 (4.07m x 2.03m)
WC	5'11 x 3'3 (1.80m x 0.99m)

FIRST FLOOR

Landing	
Main Bedroom	14'4 x 11'10 maximum (4.37m x 3.61m)
En-suite Shower Room	8'5 x 5'5 (2.57m x 1.65m)
Bedroom 2	13'10 x 9'10 (4.22m x 3.00m)
En-suite	6'6 x 5'0 (1.98m x 1.53m)

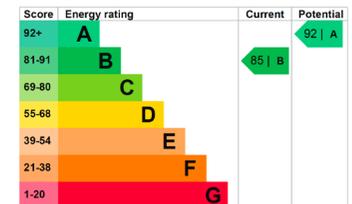
Bedroom 3/Playroom	12'0 x 10'11 (3.66m x 3.33m)
Bedroom 4	9'4 x 8'8 (2.85m x 2.64m)
Bedroom 5	9'10 x 8'2 (3.00m x 2.49m)
Bathroom	6'11 x 5'11 (2.11m x 1.80m)

OUTSIDE

Driveway	
Double Garage	19'2 x 18'10 (5.85m x 5.74m)
Rear Garden	

Council Tax Band: G
Tenure: Freehold

£ 800,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





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