



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**

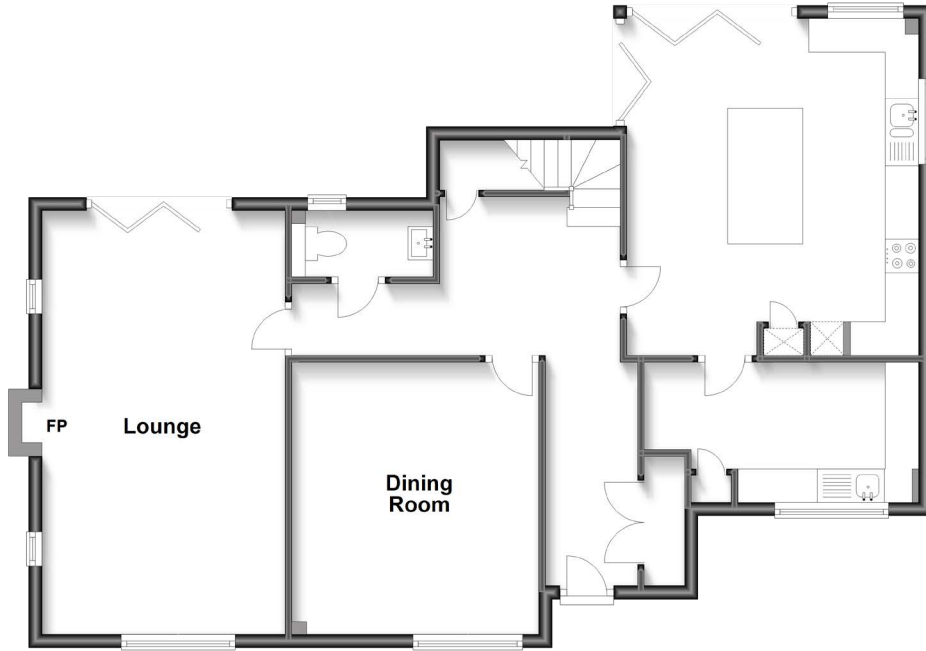
The Artichoke	01227 738316
The Local	01227 738080
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Curzon Cinema	0333 321 0104
The Corner House	01227 780793
Pinocchio's	01227 457538
The Granville	01227 700402

**Local Attractions/Landmarks**

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

## Ground Floor

Approx. 89.4 sq. metres (962.6 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  
Bedroom 4  
Bedroom 5  
Bathroom

## OUTSIDE

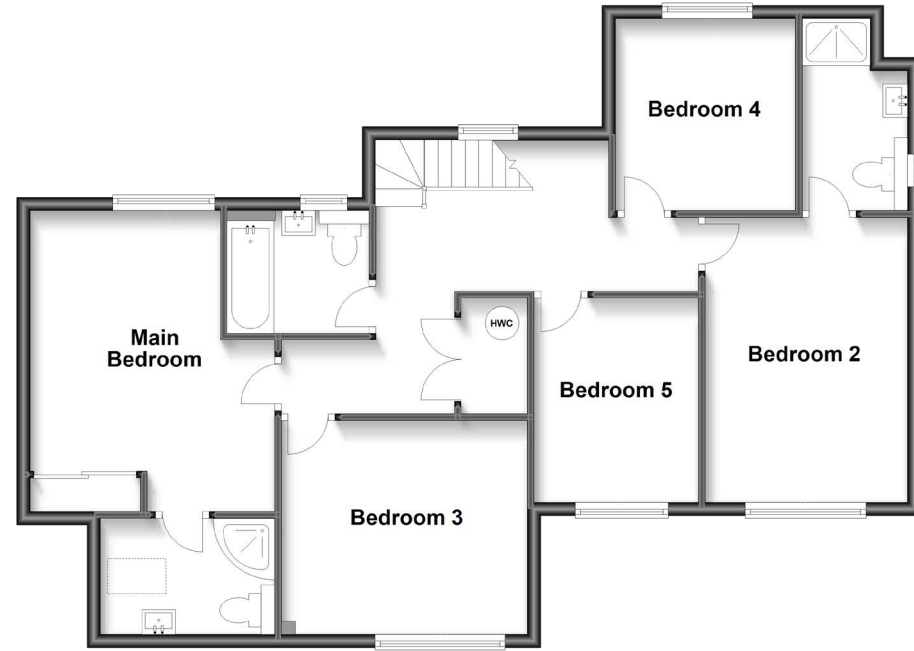
Driveway  
Double Garage  
Rear Garden

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

19'2 x 18'10 (5.85m x 5.74m)

## First Floor

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



Council Tax Band: G  
Tenure: Freehold

£ 800,000

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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