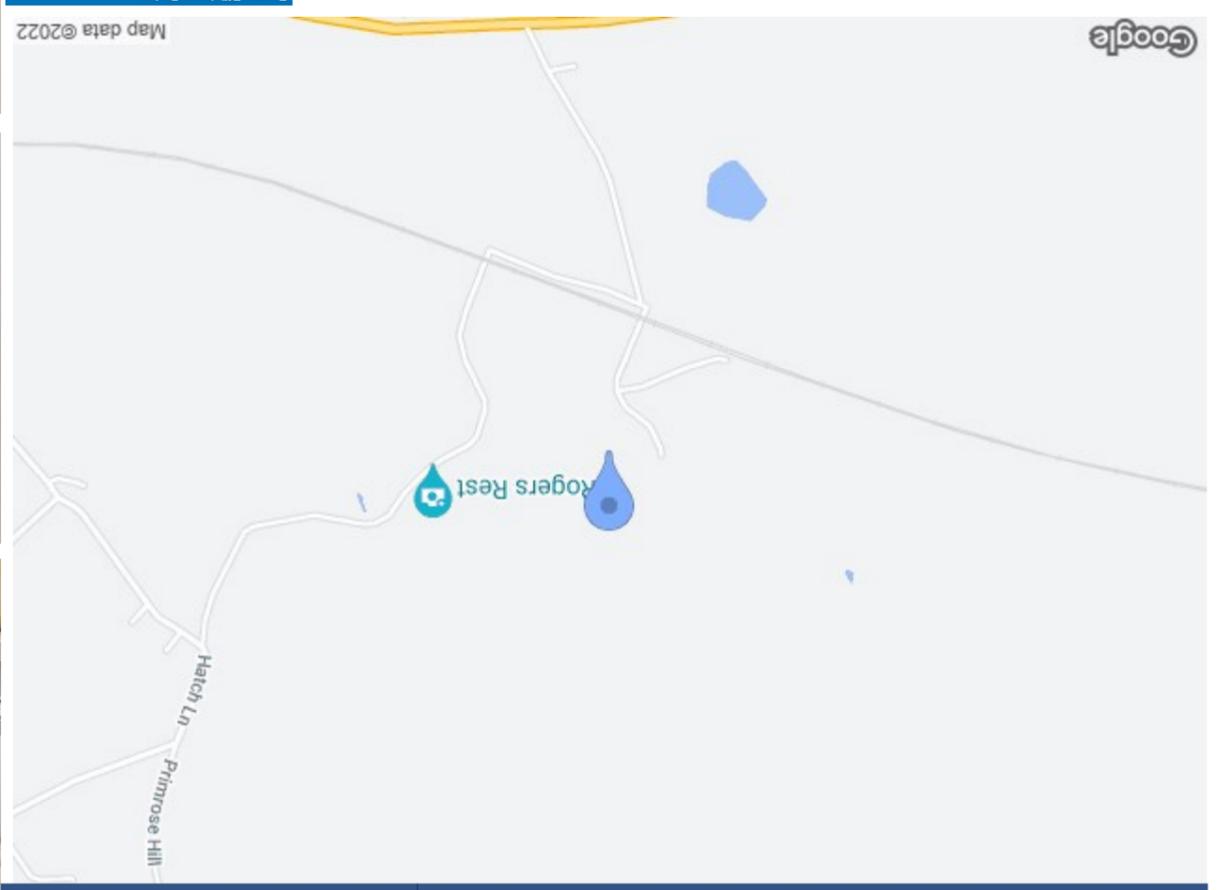


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



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...valuing people, not just property

NICKLE FARM CANTERBURY



NICKLE FARM CANTERBURY

OFFERS OVER £425,000

- Council Tax Band: E
- Double Garage
- Parking For Numerous Cars
- Countryside Views
- Character Features Throughout
- Viewing Recommended
- Oast House Conversion

LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford. The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Heme Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

Beautifully Presented four Bedroom Oast conversion which is a truly spectacular family home. As you enter the property there is a large entrance hallway which is bright and features numerous storage options. On the right-hand side is a galley kitchen, to the left is the family lounge/diner and finally there is also a WC, you will notice exposed beams and character features throughout. To the first floor there are two double bedrooms along with a spacious bathroom which features a walk-in shower, bath, and wash basin. To the second floor are a further two double bedrooms.

Externally there is parking directly outside for two cars, along with a double garage around to the side of the property.

DESCRIPTION

Entrance

Hallway

Lounge Diner 10'07 x 17'07 (3.23m x 5.36m)

Kitchen 12'05 x 7'00 (3.78m x 2.13m)

WC

First Floor

Landing

Bedroom 17'05 x 10'07 (5.31m x 3.23m)

Bedroom 10'07 x 7'10 (3.23m x 2.39m)

Bathroom 12'07 x 8'01 (3.84m x 2.46m)

Second Floor

Landing

Bedroom 16'07 x 7'01 (5.05m x 2.16m)

Bedroom 8'07 x 10'03 (2.62m x 3.12m)

External

Off Street Parking

Double Garage

Rear Garden

