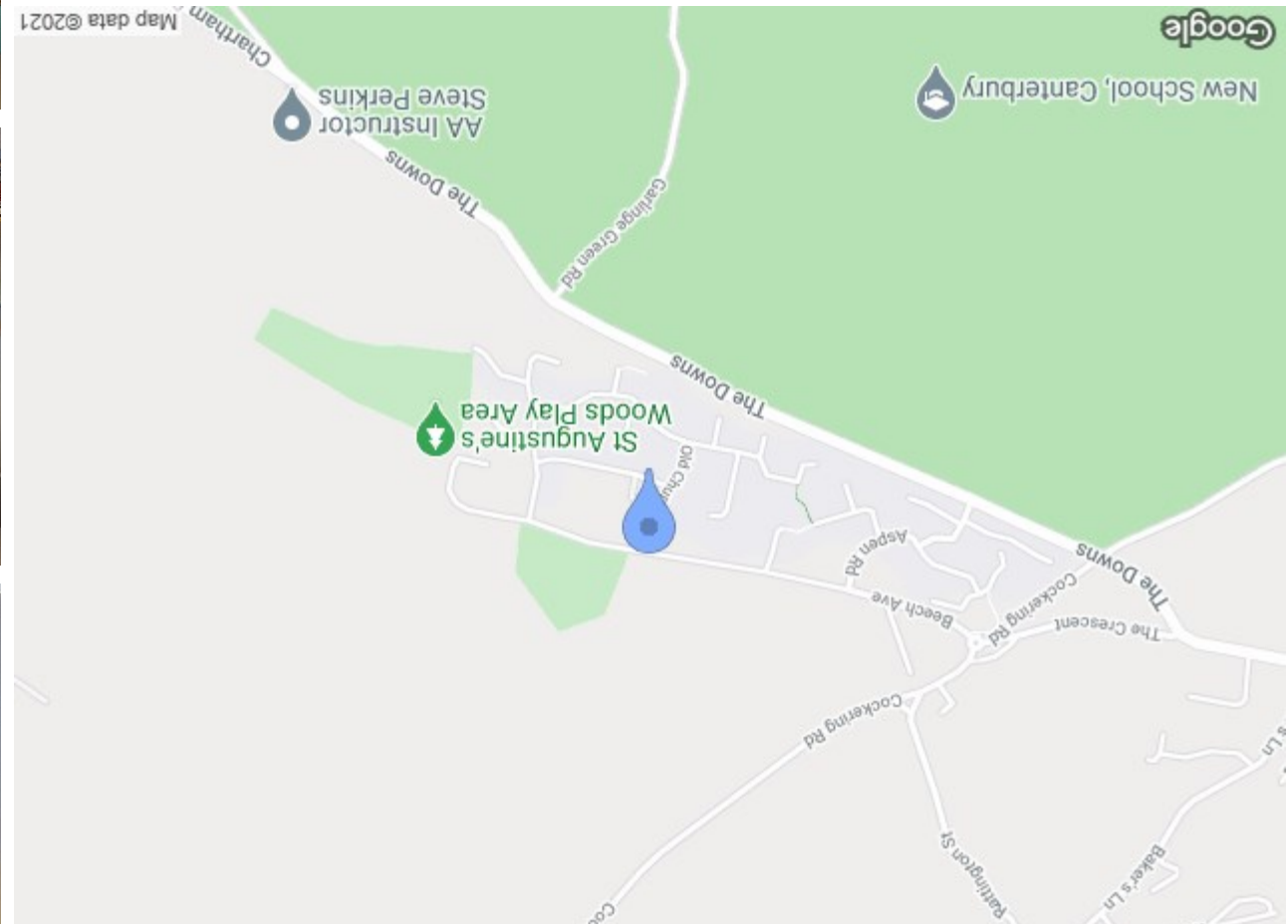
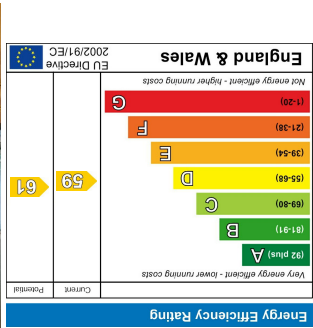


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



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- One Bedroom
- Beautiful Converted Chapel
- Split Level
- Immaculate Condition
- Parking
- No Onward Chain
- Great First Time Buy Or Investment

### 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.

#### LOCAL AREA

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 Herne 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 Beane 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

\*\*\* CHAIN FREE \*\*\*

Miles and Barr are delighted to offer this one bedroom character property to the market. The chapel is tucked away whilst offering good amenities such as bus services, a local shop and hairdressers just a stone throw away. Converted from the original chapel, this beautiful property dates back to 1875 and retains many character features, such as the centerpiece archway. The property benefits from brand new carpets throughout, a refurbished bathroom and has been recently fully redecorated. The ground floor comprises of a spacious open plan lounge, kitchen and diner. The mezzanine level comprises a well proportioned bedroom and the en-suite shower room. To the outside of the property there is a courtyard garden, with the bonus of an allocated secure parking space. Please contact Miles and Barr to arrange your viewing.

### DESCRIPTION

Entrance

Open Plan Kitchen/Lounge 28'3 x 13'11 (8.61m x 4.24m)

First Floor

Landing

Bedroom 13'11 x 9'1 (4.24m x 2.77m)

Bathroom 5'2 x 9'1 (1.57m x 2.77m)

