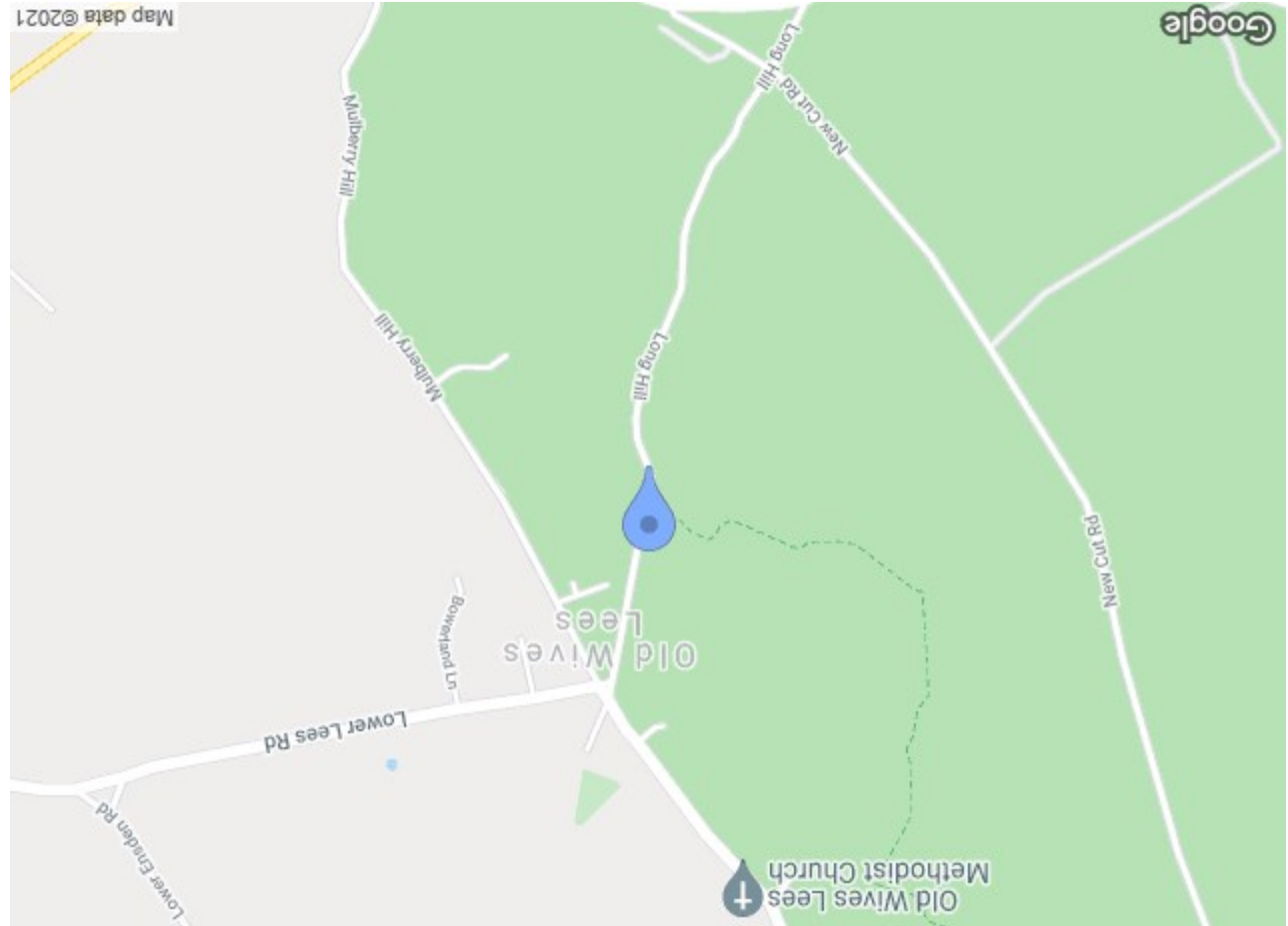


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(65-80)
D	(55-65)
E	(45-54)
F	(31-40)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
83	61



MSIDA LONG HILL
CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t. 01227 200600 e. canterbury@milesandbarr.co.uk



MSIDA LONG HILL
CANTERBURY

£365,000

- Semi Detached Bungalow
- Recently Renovated
- Large Rear Garden
- Driveway Parking

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 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 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

Miles and Barr are delighted to offer to the market this lovely semi detached bungalow in the heart of Old Wives Lees. Situated in this beautiful village location, this would make the perfect home for those who love country walks and being just a short drive away from Canterbury.

The property has been recently renovated by the current owner with new carpets, windows, roof, boiler, bathroom and kitchen. The accommodation comprises entrance hall, three double bedrooms, bathroom, kitchen, lounge and conservatory. The rear garden is split into two sections, one is mainly laid to lawn with espalier fruit trees and wisteria. The second garden is to the rear and is a Japanese garden made up of various acers and a large tea house. To the front of the house is driveway parking for a few cars along with a garage. To the front wall, the vendor has left as a wild flower garden, containing a collection that has been built up over several years. It contains bluebells, cowslips, primroses, Solomans seal, herb Robert, celandines, honeysuckle, ox-eye daisies, forget me nots and pink jasmine.

This is not one to miss out on so please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Entrance
- Lounge 18'04 x 9'0 (5.59m x 2.74m)
- Kitchen 13'09 x 8'09 (4.19m x 2.67m)
- Bedroom One 13'11 x 11'11 (4.24m x 3.63m)
- Bedroom Two 12'11 x 10'0 (3.94m x 3.05m)
- Bedroom Three 9'10 x 8'09 (3.00m x 2.67m)
- Bathroom 6'06 x 5'07 (1.98m x 1.70m)
- Conservatory 9'03 x 8'10 (2.82m x 2.69m)
- Garage 18'01 x 9'08 (5.51m x 2.95m)
- External
- Tea House 15'11 x 6'06 (4.85m x 1.98m)

