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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(21-42) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Illustration for identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



Approximate Gross Internal Area = 73 sq m / 782 sq ft

HOWFIELD LANE CANTERBURY



HOWFIELD LANE  
CANTERBURY

£290,000



- End Of Terrace Cottage
- Three Bedrooms
- Versatile Accommodation
- Immaculately Presented Throughout
- Parking For Multiple Cars
- Stunning And Sunny Gardens
- Ideal Family Home Or First Time Buy
- Quiet Village Location
- Short Drive To Canterbury Centre
- Easy Access For The A2

## 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 charming and versatile, three or four bedroom cottage. Situated in the popular village location of Chartham Hatch, with easy access to the A2 and just a short distance to the bustling city of Canterbury.

As you enter through the front door, there is a small hallway leading to the lovely open lounge with enough room for a dining area, with windows at each end, making this a light and airy space. You will find a multi purpose room to the rear which is currently used as a bedroom, but has great potential for a study/ office for those working from home. The kitchen is positioned facing the front garden and benefits from wooden worktops, integrated appliances and plenty of storage. You will also find the WC/ cloakroom to the rear of the property.

To the first floor you will find three bedrooms, with the master providing fully fitted wardrobes and garden views, while being south facing. The two other bedrooms are overlooking the woodland to the rear of the property, making the property situated perfectly. The family bathroom is fitted with grey contemporary tiles, vanity hand basin, WC, bath and rainfall shower.

The garden wraps around the property and has separated areas with wooden sleepers. The main part of the garden has been expertly laid with artificial grass and has an extensive under turf drainage system. The steps built within the borders lead you to a real sun trap, decked area. To the rear of the property is where you will find the parking for multiple cars.

The property is well presented throughout and would make a lovely family home, so please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance

Kitchen 9'01 x 7'05 (2.77m x 2.26m)

Bedroom Four 9'05 x 6'07 (2.87m x 2.01m)

Lounge/Diner 21'04 x 16'09 (6.50m x 5.11m)

First Floor

Bedroom One 11'04 x 6'10 (3.45m x 2.08m)

Bedroom Two 9'05 x 6'07 (2.87m x 2.01m)

Bedroom Three 6'08 x 6'04 (2.03m x 1.93m)

Bathroom 6'10 x 5'01 (2.08m x 1.55m)

External

