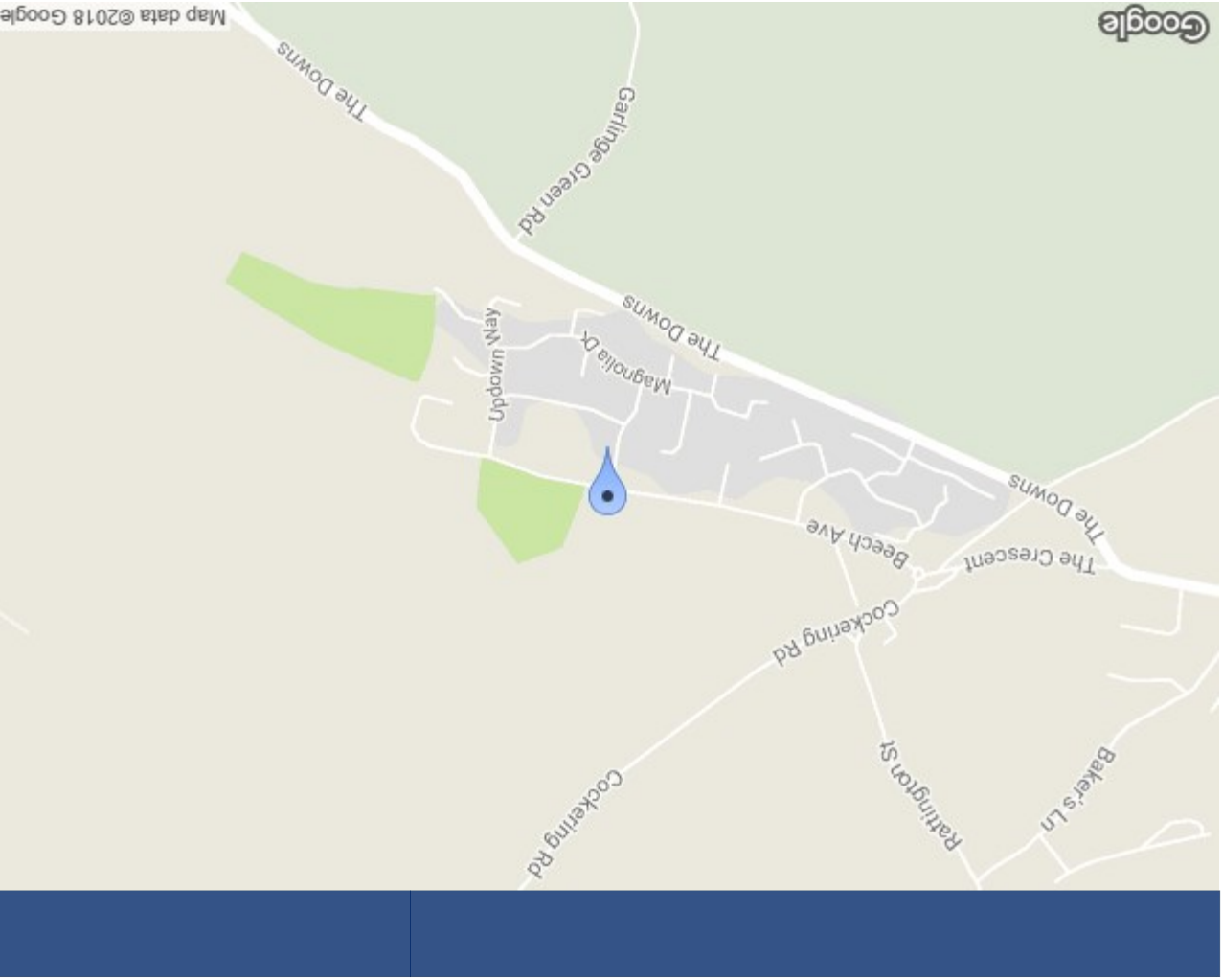
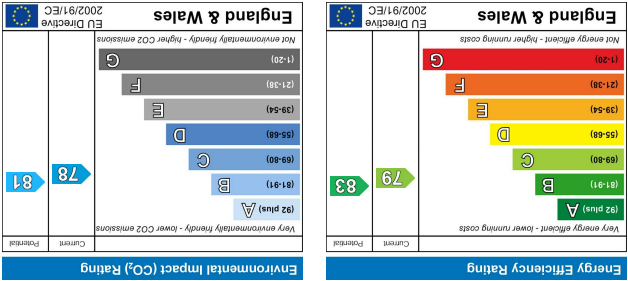
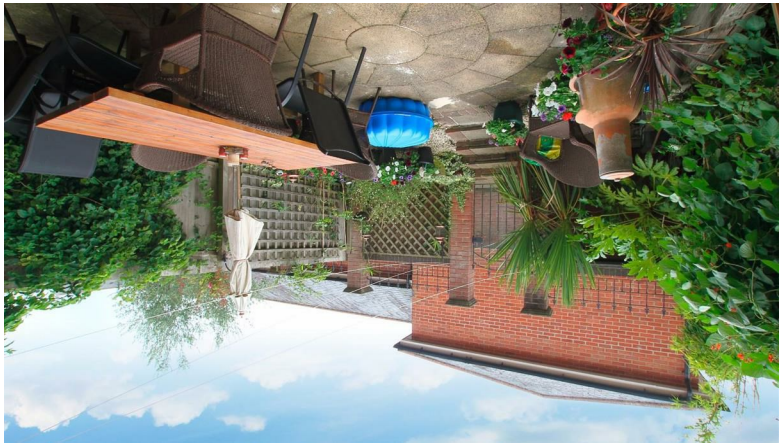


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



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The Property Ombudsman

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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YOUR PROPERTY AGENT

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6 GARDENERS PLACE
CHARTHAM

£325,000

- Five Bedroom Townhouse
- Garage And Off Street Parking
- Ground Floor Cloakroom
- Two En-Suites
- Enclosed Courtyard Garden
- Popular Village Location
- Beautiful Views Over The Cricket Green
- Full And Free Access To On-Site Gym

ABOUT

Miles & Barr are delighted to be offering this five bedroom townhouse located in the popular village of Chartham and within close proximity to Canterbury City Centre. The ground floor comprises of the entrance hallway, cloakroom, L-Shaped living room, dining room and kitchen. To the first floor you will find two bedrooms, one benefiting from an en suite and the family bathroom. On the second floor you will find the grand master bedroom with en-suite and fitted wardrobes and two further bedrooms, one currently used as an office. To the outside of the property there is a garage and off street parking to both the front and rear. The enclosed courtyard garden features a patio seating area. The property also benefits from beautiful views over the nearby cricket green along with full and free access to the on-site gym.

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).

DESCRIPTION

- GROUND FLOOR
- Entrance Hallway
- Cloakroom
- Living Room 16'04" x 12'0" (4.98m x 3.66m)
- Dining Room 12'01" x 8'05" (3.68m x 2.57m)
- Kitchen 12'02" x 7'05" (3.71m x 2.26m)
- FIRST FLOOR
- Bedroom Two
- En-Suite
- Bedroom Three 12'02" x 9'04" (3.71m x 2.84m)
- Family Bathroom
- SECOND FLOOR
- Master Bedroom 14'07" x 13'10" (4.45m x 4.22m)
- En-Suite
- Bedroom Four 11'0" x 9'04" (3.35m x 2.84m)
- Bedroom Five 6'10" x 7'07" (2.08m x 2.31m)
- OUTSIDE
- Rear Garden
- Garage
- Off Street Parking

