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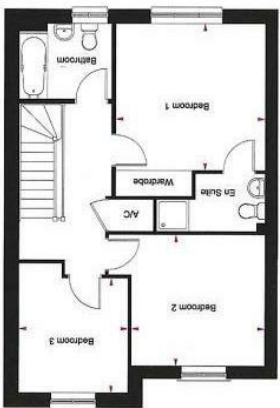
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have carried out a structural survey and the services, 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:



Energy Efficiency Rating	
Current	Potential
86	94
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower running costs	

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**miles & barr**  
...valuing people, not just property



OLD SAWMILLS ROW, CHILHAM



OLD SAWMILLS ROW  
CHILHAM

PRICE RANGE £350,000



- Council Tax Band - E
- Terraced House
- Built In 2016 With Four Years Left On NHBC Certificate
- Immaculately Presented Throughout
- Ideal Family Home
- Spacious Accommodation
- Two Allocated Parking Spaces To Rear
- Sunny Rear Garden
- Three Bedrooms
- Monthly service charge of £8.41 for upkeep of Bagham Place

## LOCATION

The village of Chilham is found in the valley of the Great Stour river. The M2 is within easy access providing connections to London and the coast. The A28 also gives access to the Cathedral City of Canterbury, which is approximately 6 miles away where you will find a wide variety of shopping, dining, cultural and education facilities. The village is centered on a market square where a traditional annual May Day is celebrated. Chilham Castle and the 15th Century Parish Church stand at each end of the square. The village has two public houses, dating back to the 16th Century, a tea shop, post office, tennis club, village hall and farm shop, surrounded by walks and bridle paths, plus there is a primary school, GP surgery and a recreational ground. Also within easy access is the railway station at Chilham and a bus route.

### SPORT AND LOCAL 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.

### COMMUNICATIONS

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 Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## ABOUT

\*\*\* OFFERS IN THE REGION OF £350,000 - £375,000 \*\*\*

Miles and Barr are delighted to offer to the market this beautifully presented and modern three bedroom terrace home, perfect for families and built in 2016. Situated in the desirable village location of Chilham, with great railway links to Ashford and Canterbury. The property is located right on Stour Valley Walk across North Downs. You can access countryside within minutes of leaving back door.

The property is unusually spacious for a house of its age and type and is finished to a fantastic standard. The entrance hall has a cloakroom at the front. The spacious lounge is a great place to relax. To the rear of the property is the open kitchen/ dining room, flooded with natural light from the windows and French doors leading to the rear garden. The kitchen benefits from a walk in cupboard, which is great for extra storage. To the first floor you will find three double bedrooms and the family bathroom. The master bedroom also benefits from an en suite shower room. The rear garden is mainly laid to lawn with a patio area, and a border with shrubs and plants. There is also a number of fruit trees including Olive, Peach, Pear, Apple, Grape. You will also find a good sized shed for additional storage. There is gated access to the two allocated parking spaces at the rear. The property benefits from gas saver boiler with solar thermal heating system which helps with energy costs in the current climate. There is a monthly service charge of £8.41 for upkeep of Bagham Place.

This stunning home has been well maintained by its current vendors and is ready to move straight into. Please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance

Entrance Hall

Cloakroom 6'03" x 3'02" (1.91m x 0.97m)

Lounge 14'6" x 11'10" (4.42m x 3.61m)

Kitchen 20'2" x 14'6" (6.17m x 4.42m)

First Floor

Bedroom 11'8" x 11'10" (3.58m x 3.63m)

En-Suite 8'5" x 4'9" (2.59m x 1.45m)

Bedroom 10'11" x 10'7" (3.35m x 3.25m)

Bedroom 10'7" x 8'9" (3.23m x 2.69m)

Bathroom 8'0" x 6'3" (2.44m x 1.91m)

Exterior

Rear Garden

