



Howfield Lane, Chartham Hatch, Canterbury





Howfield Lodge Howfield Lane Chartham Hatch Canterbury, Kent CT4 7NA



Description

Ground Floor

- Hallway
- Lounge
18'5 x 12'6
(5.61m x 3.81m)
- Kitchen/Diner
20'2 x 17'10
(6.15m x 5.44m)
- Study
12'11 x 7'2
(3.94m x 2.18m)
- Bedroom
20'2 x 10'11
(6.15m x 3.33m)
- En-suite Shower Room
- Bedroom/Study
12'11 x 8'11
(3.94m x 2.72m)
Plus built-in wardrobe
- Bedroom/Play Room
13'11 x 7'11
(4.24m x 2.41m)
- Bath & Shower Room

First Floor

- Landing
- Bedroom
15'8 x 11'4
(4.78m x 3.45m)
Plus built-in wardrobe
- Bedroom
11'5 x 10'3
(3.48m x 3.12m)
- Walk-in Wardrobe
- Bedroom
8'10 x 8'7
(2.69m x 2.62m)
- Bathroom

External

- Garage
- Shed
- Driveway
- Rear Garden

Property

This substantial six bedroom family home is situated in a popular location and is beautifully presented throughout being finished to a very high standard. On the ground floor the accommodation comprises entrance hallway leading through to an open plan kitchen/dining room, lounge, shower room, play room/bedroom, study/bedroom and a guest suite with bedroom and en-suite bathroom. Upstairs there are a further three double bedrooms, one with built-in wardrobes plus a walk-in wardrobe off of the landing and a family bathroom.

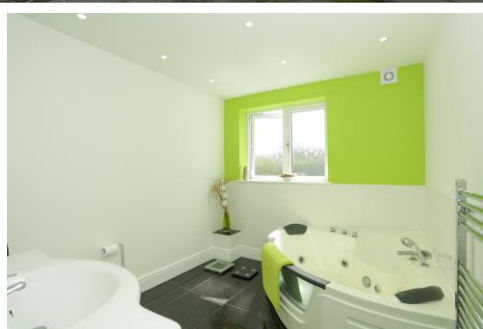
Outside to the rear is side access leading to the garage, a good sized rear garden laid mostly to lawn with patio and gazebo area. At the front is a large driveway offering off street parking for multiple cars and access to the garage.

This property will also be sold with no onward chain.



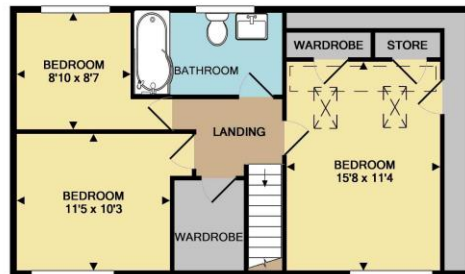
Location

Chartham is a village and civil parish on the Great Stour river in the vale of the Kent Downs, 4 miles (6 km) west of Canterbury. In Canterbury you will find a wide variety of shops, restaurants and cafes. Canterbury also provides numerous leisure and recreational facilities including the popular Marlowe Theatre, cinema and a number of sporting facilities including County Cricket at the Spitfire Ground, St. Lawrence and numerous golf courses. Thanet coastal towns and Westwood Cross shopping complex are all easily accessible. There are good road links to London and the Southern motorway network via the A299 Thanet Way and M2 Motorway. The railway stations at Ramsgate and Canterbury West offer a high-speed service to London St Pancras whilst the journey from Ashford is only 38 minutes.





GROUND FLOOR
APPROX. FLOOR
AREA 1653 SQ.FT.
(153.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2277 SQ.FT. (211.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Important Notice:

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.