



Chilham, Canterbury

To Let **£2,500 PCM**

...for Coastal, Country & City living.



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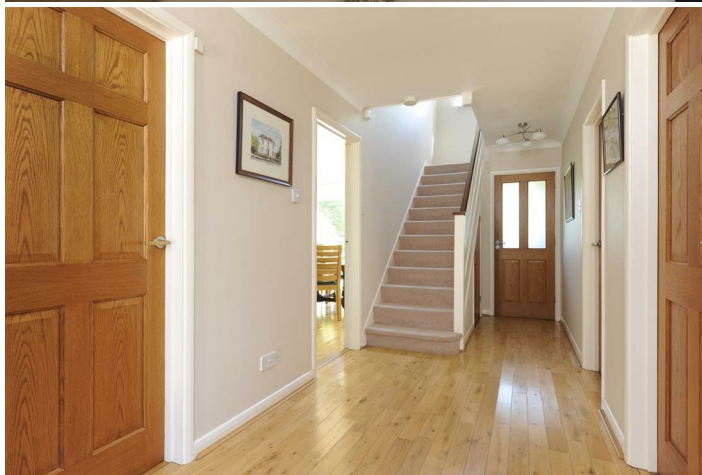
Chilham, Canterbury

Stableside Hambrook Lane, Chilham, Canterbury, Kent, CT4 8DJ

Situated in an idyllic semi-rural location in the picturesque village of Chilham just a short stroll from the charming village square and ideally positioned for access to Canterbury (6 miles distant) and Ashford (9 miles distant), with its International station providing high speed links to London and Eurostar services to the continent. Stableside is a substantial family home offering beautifully presented and flexible accommodation totalling approximately 2266 sq ft (210 sq m).

The exceptionally spacious accommodation is arranged on the ground floor to provide a sitting room, dining room, family room/bedroom, a luxurious kitchen/breakfast room finished in a contemporary style, a study, utility room and a cloakroom. To the first floor there are four double bedrooms and three bathrooms. The secluded South facing gardens are a particularly attractive feature of the property and extend to 140 ft (43 m).

The front garden is accessed by a sweeping in-and-out carriage driveway and provides access to a detached double garage with workshop. No pets or smokers. Available from mid October.



Location

Chilham is a charming and unspoilt village situated in the Kent Downs, an area of outstanding natural beauty and lies approximately 6 miles to the South West of Canterbury and approximately 8 miles to the North East of Ashford. The village is steeped in history and centred around the pretty village square which is overlooked by Chilham Castle and by St Mary's Church, a beautiful example of medieval architecture and due to its attractive, unspoilt appearance has often been used as a film location. The village enjoys a post office/village store, two well regarded public houses and St Marys C of E primary school. There is a regular bus service and Chilham mainline railway station is within walking distance and provides frequent services to Canterbury, Ashford and London. There are a number of pleasant walks nearby and good equestrian facilities in the area. Nearby Canterbury and Ashford provide a wider range of amenities including higher education facilities, major shopping centres and Ashford International Passenger Station providing a fast link to London (St Pancras with a journey time of approximately 37 minutes).

Accommodation

The accommodation and approximate measurements are:

• **Entrance Hall**
20'6" x 6'3" (6.25m x 1.91m)
at maximum points.

• **Sitting Room**
18'9" x 13'0" (5.72m x 3.96m)
at maximum points.

• **Family Room/Bedroom**
13'1" x 11'5" (3.99m x 3.48m)
at maximum points.

• **Study**
13'1" x 9'3" (3.99m x 2.82m)
at maximum points.

• **Cloakroom**

• **Dining Room**
16'3" x 11'5" (4.95m x 3.48m)

• **Kitchen/Breakfast Room**
27'0" x 10'2" (8.23 x 3.12)
at maximum points.

• **Utility Room**
10'9" x 5'4" (3.28m x 1.63m)
at maximum points.

• **First Floor Landing**

• **Bedroom 1**
16'5" x 13'0" (5.00m x 3.96m)
at maximum points.

• **En-Suite Bathroom**
11'7" x 6'3" (3.53m x 1.91m)
at maximum points.

• **Bedroom 2**
13'9" x 11'5" (4.19m x 3.48m)
at maximum points.

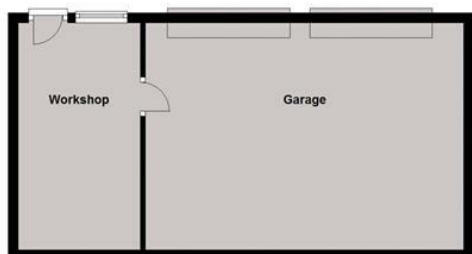


- **En-Suite Shower Room**
7'1" x 5'1" (2.16m x 1.55m)
at maximum points.
- **Bedroom 3**
15'4" x 13'1" (4.67m x 3.99m)
at maximum points.
- **Bedroom 4**
9'5" x 9'2" (2.87m x 2.79m)
at maximum points.
- **Bathroom**
9'3" x 6'4" (2.82m x 1.93m)
at maximum points.
- **Rear Garden**
140'0" x 77'0" (42.67m x 23.47m)
at maximum points.
- **Front Garden**
76'0" x 54'0" (23.16m x 16.46m)
at maximum points.
- **Detached Double Garage**
21'0" x 15'8" (6.40m x 4.78m)
at maximum points.

- **Workshop**
15'6" x 8'9" (4.72m x 2.67m)
at maximum points.
- **Holding Deposit**
£576 (or equivalent to 1 weeks rent)
- **Tenancy Deposit**
£2,884 (or equivalent to 5 weeks rent)
- **Tenancy Information**
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www.christopherhodgson.co.uk/Tenants
- **Client Money Protection**
Provided by ARLA
- **Independent Redress Scheme**
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor
Approx. 112.6 sq. metres (1211.8 sq. feet)



Total area: approx. 210.5 sq. metres (2266.1 sq. feet)

First Floor
Approx. 97.9 sq. metres (1054.3 sq. feet)



Council Tax Band G. The amount payable under tax band G for the year 2023/2024 is **£3,496.00.**

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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