



Chilham, Canterbury

To Let **£1,950 PCM**

...for Coastal, Country & City living.



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Chilham, Canterbury

Beech House, 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) and Ashford (9 miles), with its International station providing high speed links to London. Beech House is a substantial family home offering generously proportioned and flexible accommodation totalling approximately 2273 sq ft (211 sq m).

The ground floor is arranged to provide an entrance hall, sitting room, dining room, a kitchen/breakfast room, a study and a cloakroom. To the first floor there are four bedrooms and three bathrooms (two en-suite).

The secluded South facing gardens are a particularly attractive feature of the property and extend to 147 ft (45 m). Gardening services (lawn mowing) will be included within the monthly rent.

A shingled driveway provides access to a detached double garage and off street parking for a number of vehicles.

No pets or smokers. Available immediately.



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:

GROUND FLOOR

• Entrance Hall

14'9" x 11'3" (4.50m x 3.43m)
at maximum points.

• Sitting Room

22'10" x 20'10" (6.95m x 6.35m)
at maximum points.

• Dining Room

24'2" x 12'0" (7.36m x 3.65m)
at maximum points.

• Kitchen/Breakfast Room

18'6" x 15'9" (5.65m x 4.80m)
at maximum points.

• Study

11'3" x 10'8" (3.43m x 3.25m)
at maximum points.

• Cloakroom

5'10" x 4'1" (1.78m x 1.24m)
at maximum points.

FIRST FLOOR

• Bedroom 1

20'10" x 11'4" (6.36m x 3.47m)
at maximum points.

• En-Suite Bathroom

8'3" x 7'10" (2.51m x 2.39m)
at maximum points.

• Bedroom 2

14'10" x 11'11" (4.52m x 3.63m)
at maximum points.



- **En-Suite Shower Room**
8'2" x 7'9" (2.49m x 2.36m)
at maximum points.
- **Bedroom 3**
11'11" x 11'3" (3.65m x 3.43m)
at maximum points.
- **Bedroom 4**
10'8" x 7'8" (3.26m x 2.36m)
at maximum points.
- **Bathroom**
7'11" x 7'9" (2.41m x 2.36m)
at maximum points.

OUTSIDE

- **Double Garage**
17'5" x 16'11" (5.31m x 5.16m)
at maximum points.
- **Garden**
147' x 92' (44.81m x 28.04m)
at maximum points.

Gardening Services
To be included within the monthly rent
(mowing of lawns).

Holding Deposit
£450 (or equivalent to 1 weeks rent)

Tenancy Deposit
£2,250 (or equivalent to 5 weeks rent)

Tenancy Information
For full details of the costs associated with
renting a property through Christopher
Hodgson Estate Agents, please visit our
website
www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are
members of The Property Ombudsman

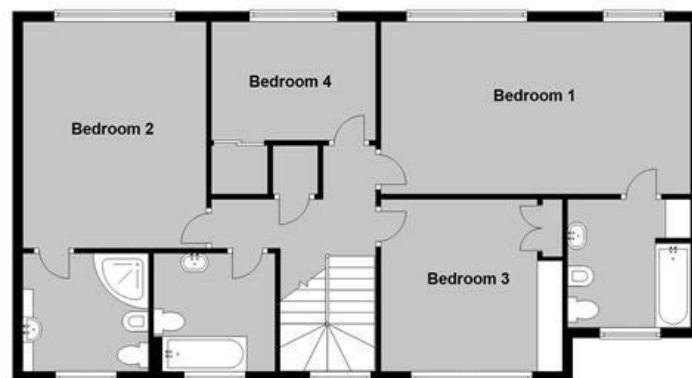




Ground Floor
Main area: approx. 120.2 sq. metres (1294.3 sq. feet)
Plus garages: approx. 27.3 sq. metres (293.6 sq. feet)



First Floor
Approx. 90.9 sq. metres (978.5 sq. feet)



Main area: Approx. 211.2 sq. metres (2272.8 sq. feet)
Plus garages: approx. 27.3 sq. metres (293.6 sq. feet)

Council Tax Band G. The amount payable under tax band G for the year 2022/2023 is £3,362.30.

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

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