

New Town Street, Chartham Hatch, Canterbury, CT4 7LT

Asking Price £675,000

Sally Hatcher
estates



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Chartham Hatch, Canterbury CT4 7LT

Nestled in the charming village of Chartham Hatch, within the picturesque Kent Downs Area of Outstanding Natural Beauty (AONB), this semi-detached house offers a unique opportunity for those seeking a spacious and versatile family home. Built in 1900, the property effortlessly blends period character with generous proportions, boasting an impressive 168 square metres of living space, making it both deceptively spacious and warmly inviting.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The ground floor features two or three versatile reception rooms; a delightful sitting room complete with a wood burner and spiral staircase that adds character to the home. One of these rooms is suitable for a downstairs bedroom/office/additional sitting room. The kitchen is a chef's dream, equipped with a range cooker and space for a freestanding breakfast island, perfect for family gatherings. The dining room, enhanced by large bi-fold doors, seamlessly connects to the outdoor patio, creating an ideal space for entertaining.

The first floor reveals a spacious landing that leads to four well-appointed bedrooms. Bedroom four is currently utilised as an office, providing flexibility for modern living. The master bedroom is a true retreat, featuring an ensuite shower and lovely views over the garden and surrounding orchard.

Outside, the property offers ample parking for up to four vehicles, along with a garage. This benefits from previous planning permission approval - the planning permission has lapsed but there are full architects plans - the plans are part of the sale. The plans are for an annexe plus workshop. The expansive garden is a highlight, featuring established trees and various seating areas, perfect for enjoying the outdoors.

This home is not just a property; it is a lifestyle choice in a sought-after location, ideal for families and those who appreciate the beauty of nature. Don't miss the chance to make this delightful home your new home.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





Ground Floor / Entrance Hallway
7'4" x 9'4" (2.250 x 2.862)

Bedroom 5 / Office /Sitting Room
9'4" x 12'5" (2.868 x 3.795)

Living Room
24'11" x 14'0" (7.620 x 4.279)

Boot Room
9'6" x 6'10" (2.902 x 2.105)

Kitchen
16'8" x 11'0" (5.086 x 3.369)

Pantry / Store Room
4'10" x 8'6" (1.482 x 2.606)

Dining Room
15'10" x 12'8" (4.849 x 3.882)

WC
3'10" (1.175)

First Floor / Stairs

Landing
21'5" (6.534)

Bedroom 4
16'7" x 10'10" (5.058 x 3.309)

Ensuite
5'10" x 5'3" (1.799 x 1.610)

Family Bathroom
6'2" x 10'3" (1.889 x 3.143)

Bedroom1
9'4" x 14'0" (2.864 x 4.273)

Bedroom 2
13'9" x 14'0" (4.211 x 4.270)

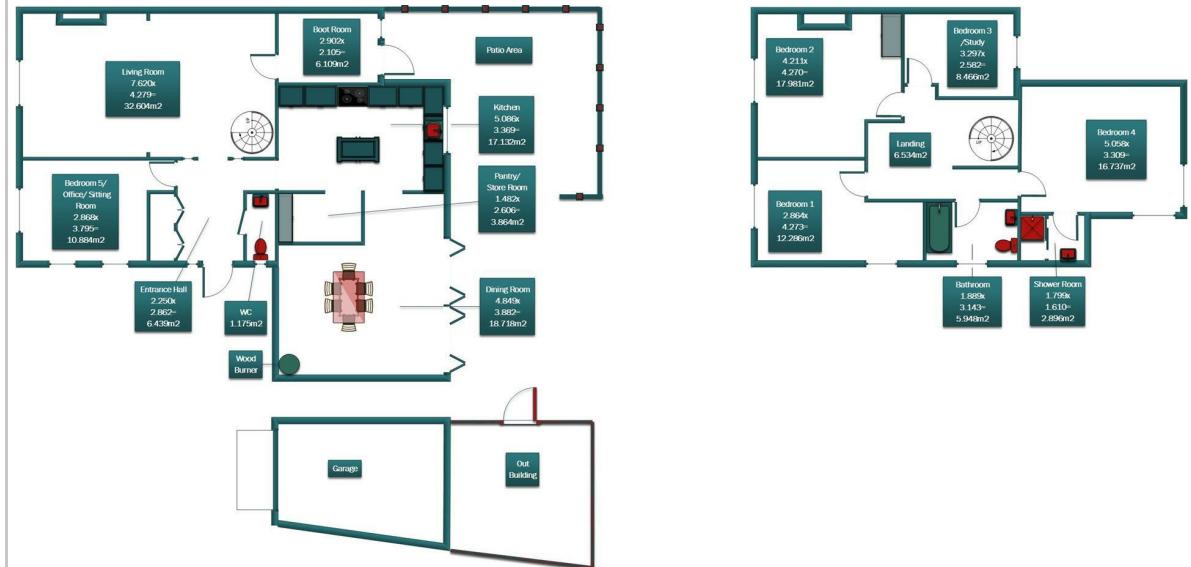
Bedroom 3 / Study
10'9" x 8'5" (3.297 x 2.582)

Garden / Patio Area

Out Building

Garage

Floor Plan



Area Map



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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

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