



3 Chantry Park, Sarre, Birchington CT7 0LG

3 BEDROOMS | 1 BATHROOMS | 2 RECEPTIONS

Freehold



## 3 Chantry Park, Sarre, Birchington CT7 0LG

- Charming Semi-Detached Property
- Three Generously Proportioned Bedrooms
- Stylish Bathroom & Contemporary Kitchen
- Two Reception Rooms Divided By Double Doors
- Immaculately Presented Throughout
- Characterful Exterior & Modern Interior
- Energy Efficient Home
- Garage, Off Road Parking, Gardens To Front & Rear

### SITUATION:

The village of Sarre is surrounded by beautiful countryside and is close to the coast. Local amenities can be found in nearby Minster and Birchington, both offering a variety of shops, pubs and restaurants, as well as mainline stations. The sea-side village of Birchington, with its many shops, bakeries, pubs and restaurants which adorn its bustling High Street. The village has a mainline station with high-speed links to London and is also served by a primary school. Birchington is home to Quex Park, 250 acres of beautiful parks and gardens which include the historic Quex House and Powel-Cotton Museum, whilst numerous beautiful sandy beaches are just a mile or so away including nearby Minnis Bay, known for its fine sunsets.

The vibrant city of Canterbury also offers a wide choice of amenities including a fantastic range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular, recently refurbished Marlowe Theatre. It has an excellent selection

of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service. There is a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail links connects with London's St. Pancras from Canterbury West station in just under one hour.

The thriving town of Margate is less than four miles away and is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of boutique shops and international cafes and restaurants. The town is also served by a variety of High Street stores, whilst the recently developed Westwood Cross shopping centre offers a superb array of shopping and recreational amenities. Margate has much to see and do, including three theatres.



DESCRIPTION:

A charming three-bedroom semi-detached property built in 2000 and situated in an exclusive small development in the picturesque village of Sarre. Monitored CCTV offers a high level of security and well-manicured communal grounds add to the feeling of tranquillity in this private estate.

Heritage style brickwork, timber framed leaded windows and a tile hung facade combined with a beautifully presented interior creates a warm and inviting home which also benefits from a westerly facing rear garden and detached vaulted garage.

The front door sits nestled beneath a timber framed canopy and opens into a spacious entrance hall with wood effect flooring and cloak room. To the right one will find a splendid sitting room which has double doors opening onto a dining room with French doors to the rear garden.

The kitchen has an array of pale grey wall and floor units that integrate all main appliances, including an induction hob, built in dishwasher, oven and microwave, the area has been finished with stylish metro tiles and pale composite work tops. The is also a large storage cupboard or pantry.

The stairs to the first-floor lead to a galleried landing opening into three generously proportioned bedrooms. All three rooms have generous built in storage, and whilst the smallest one is currently used as an office, it could easily be a small double.

The family bathroom has a modern three-piece suite and is beautifully styled with green metro tiles and smart vanity unit. The space is further enhanced by a built-in linen cupboard.

The house has been built to an exceptionally high standard and efforts have been made to ensure this property is energy efficient with good levels of insulation, double glazed

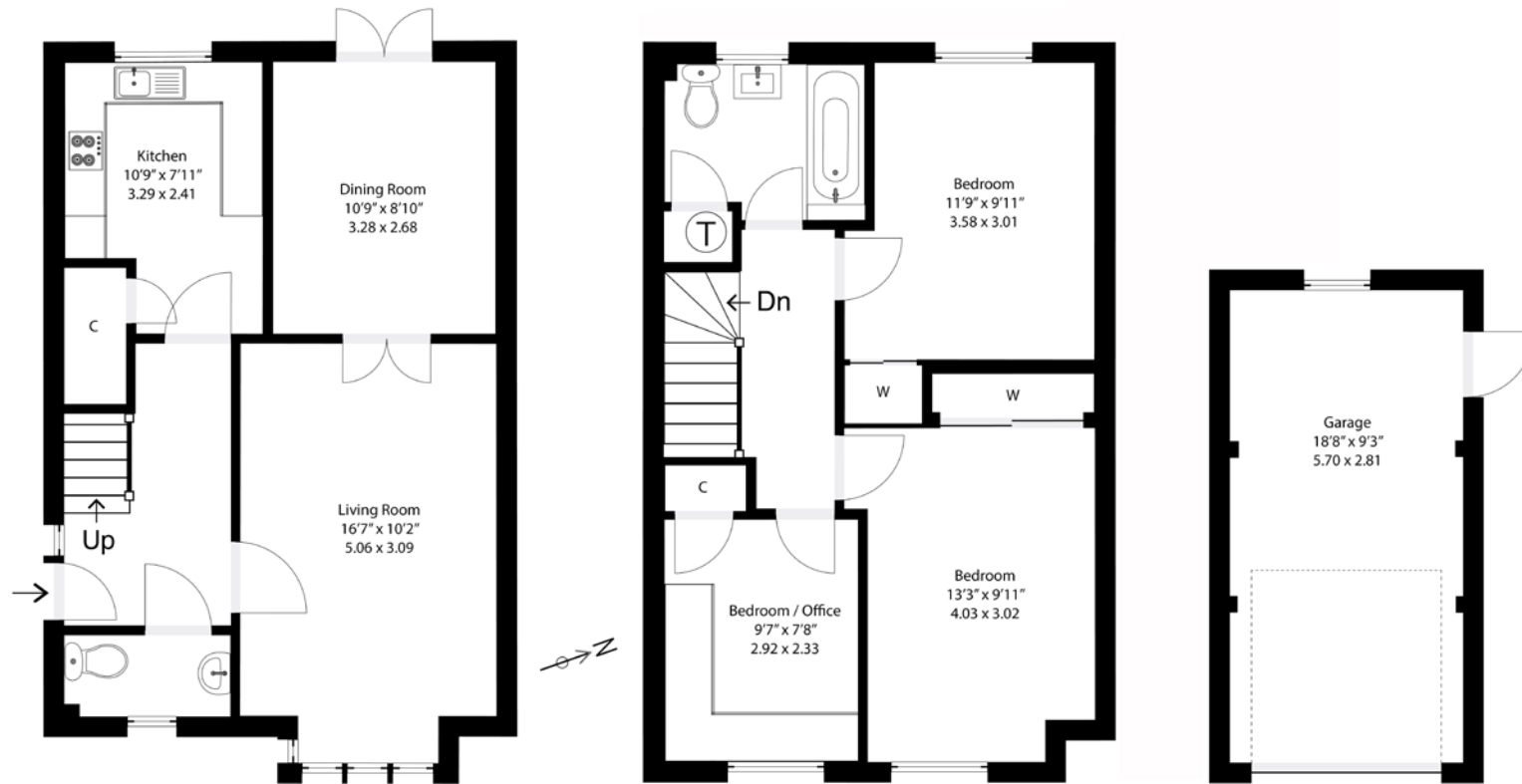
windows, and low energy lighting, helping reduce energy bills and contribute to a greener living.

OUTSIDE:

There is a gravelled driveway leading to the garage which is large enough for several cars and has a remote-controlled door. To the right of this there is a large front garden which overlooks the pond and water feature, a lovely spot to enjoy the morning sunshine.

The rear garden enjoys a westerly facing position, perfect for the afternoon and evening sun. The garden has a large patio and is mainly laid to lawn with two young trees and a small storage shed.

The garage can be accessed from the garden and could easily be divided up to offer a utility room or workshop.



TOTAL FLOOR AREA: 1191 sq. ft (101 sq. m)  
 HOUSE: 919 sq. ft (85 sq. m)  
 GARAGE: 172 sq. ft (16 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

