



FOUNDATION

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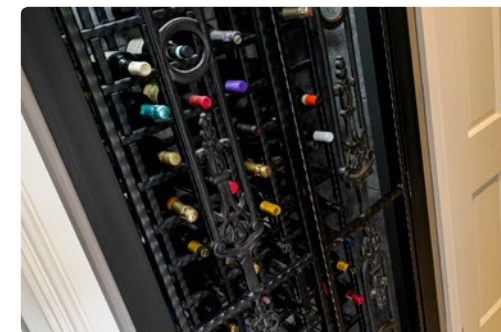
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St.Hedwige, Cobbs Hill, Old Wives Lees, Canterbury CT4 8AL

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



St.Hedwige, Cobbs Hill, Old Wives Lees Canterbury CT4 8AL

- Substantial Fully Renovated Detached Residence
- Over 2000 Sq.Ft Of Spacious & Versatile Accommodation
- Four/Five Bedrooms & Two Luxury Bathrooms
- Creative Interior Design & Fine Decor
- Open Plan Living Area & Several Receptions
- Converted Garage With Annexe Potential STPC.
- Set With 0.20 Acre Of Fully Landscaped Gardens
- Extensive Driveway & Attractive Front Gardens

SITUATION:

The village of Old Wives Lees is located on the outskirts of Chilham, high on the North Downs (an area of outstanding natural beauty) and is conveniently situated with a choice of rail links to London via nearby Chilham, Selling, Canterbury or Ashford International.

The village is surrounded by orchards, hop gardens, vineyards and arable land and from its higher elevations it has beautiful views over hills, woodland and the North Downs.

The village has a good community spirit and has a range of social and recreational activities and a preschool in the refurbished village hall. The village is also served by a village green and a large playing field with a football pitch and basketball court.

Primary schools can be found at nearby Chilham, Selling and Sheldwich and a choice of secondary schools at Ashford, Canterbury

and Faversham.

The village is well placed for access onto the A2/M2 and M20 motorways and for cross channel services. The local bus service links Old Wives Lees with Chilham and Canterbury and a school bus service runs to Ashford.

There are railway stations at nearby Chilham and Selling with fast train connections to London from Canterbury and Faversham and the high speed service from Ashford to St Pancras taking just 38 minutes. Canterbury, Faversham and Ashford also offer a wide range of State and independent schools, along with excellent leisure, recreational and shopping amenities.

The Channel Tunnel terminal at Folkestone (18 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



DESCRIPTION:

A substantial detached property which has been significantly extended and improved over the years and more recently updated to an exceptional standard by the current owners who have a creative eye and lovingly renovated the property and installed luxury bathrooms, a modern kitchen, Amtico flooring and brand-new combi boiler.

St. Hedwige occupies a generous plot of almost a quarter of an acre of beautifully landscaped gardens which wrap around the entire property. The interior is spacious and versatile with over 2000 sq.ft of luxury accommodation which includes vaulted ceilings, an open plan living area, several reception rooms and a converted garage which offers the potential of an annexe. STPC.

The property opens into an entrance lobby which in turn leads into a spacious hallway which has Amtico flooring which has been laid seamlessly throughout. To the left there is a vast, split level, family room which has been

beautifully configured to offer a formal dining area whilst steps descend into a splendid sitting room which has an exposed brick chimney breast, from which a wood burner has been installed. The triple aspect room has a spectacular feeling of light and space with its high vaulted ceilings and large french doors connecting with the southerly facing aspect of the garden.

The kitchen has recently been fitted with an array of contemporary units which integrate a dishwasher and room for free standing appliances which are being left with the sale of the property and include a double Rangemaster oven and an America fridge freezer.

The downstairs space is further enhanced by two additional reception rooms, a bedroom, newly fitted bathroom, and a utility room which is formed in the converted garage. There is the potential to create a self-contained annexe as there is stairs to another floor, which is currently used as a home office and it has separate access to the garden.

To the first floor one will find three bedrooms and a luxury shower room, the main bedroom is particularly large and benefits from fitted wardrobes.

OUTSIDE:

St.Hedwige occupies a 0.20 acre plot of gardens which wrap around the property, the current owners have beautifully landscaped the garden to create areas for playing, dining, and relaxing.

To the front of the property there is a large driveway surrounded by established hedging and attractive gardens.

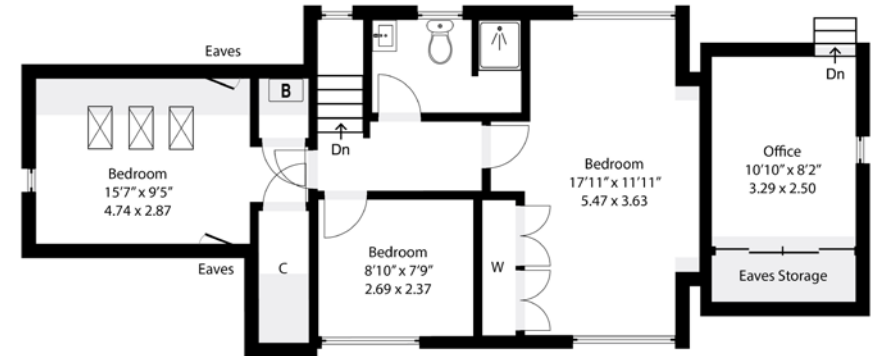
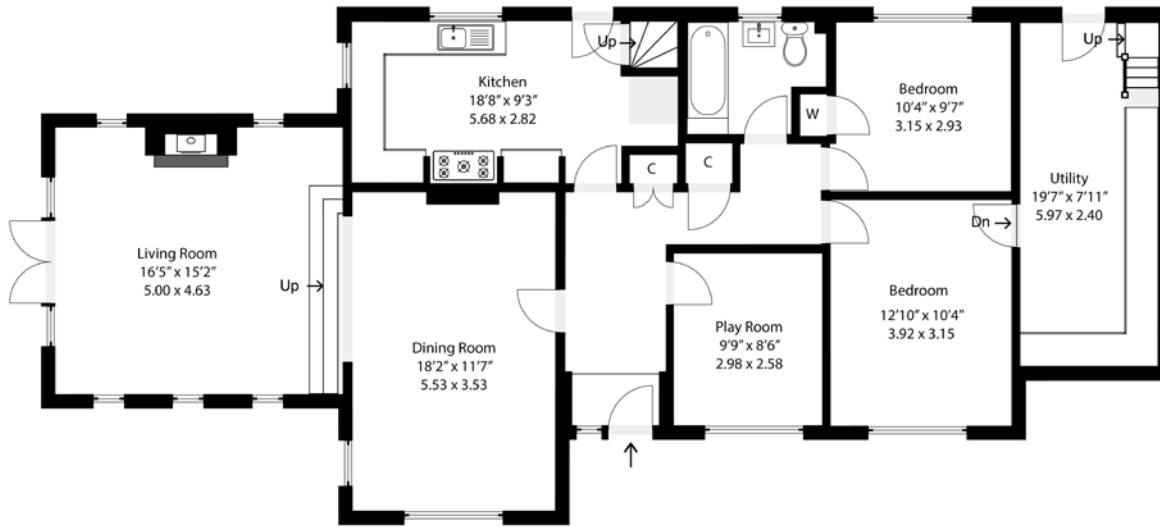
French doors from the family room open onto the south facing aspect of the garden which has been decked and provides a sheltered alfresco dining area. A pathway leads to a patio courtyard at the far rear of the property with access into the kitchen, whilst to the other side there is a play area and raised beds for growing vegetables.











TOTAL FLOOR AREA: 2010 sq. ft (187 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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