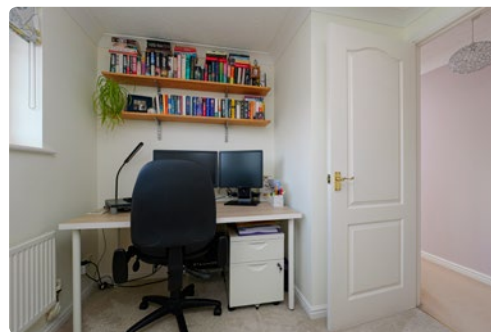




Freehold



2 Laurel Way, Chartham, Canterbury CT4 7TJ

- Striking Four Bedroom Residence
- Beautifully Presented Throughout
- Underfloor Heating & Oak Flooring
- Bright & Airy Open Plan Living Areas
- Four Bedrooms & Two Bathrooms
- South West Facing Garden
- Substantial Driveway & Integral Garage
- Village Location Close To Canterbury

SITUATION:

The property is situated in on the corner of Laurel Way, the development which was constructed in the late 1990's and is surrounded by rolling countryside on the edge of an AONB, accessing hundreds of acres of beautiful countryside and forests.

The ancient village of Chartham is four miles west of the cathedral city of Canterbury. It is located on the Great Stour River and is surrounded by beautiful countryside and farmland, including apple and pear orchards. It is served by a village hall, a doctor's surgery, a village store, a post office, pubs and a primary school. There is a railway station with easy access to Canterbury and there is also a regular bus service to Canterbury and Ashford and a cycle path runs along the banks of the river Stour all the way into Canterbury. Chartham village benefits from established local fitness groups such as Pilates, Running, Fitness training and football teams for all ages.

The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The charming market town of Faversham, 9 miles away, has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, and a museum. There is an array of Shepherd Neame pubs, coffee shops, international restaurants and the popular Macknade farm shop/café.



DESCRIPTION:

A striking four bedroomed detached property offering over 1600 sq.ft of beautifully presented accommodation which has seen significant enhancement over the years by the current owners who have recently installed a brand new ensuite bathroom, updated the conservatory roof, and installed underfloor heating.

The property enjoys vast open plan living areas with the kitchen opened up to create a large family space that connects to both the conservatory and sitting room via double doors.

The property is situated in the desirable village of Chartham, within easy reach of the Cathedral city of Canterbury. It is positioned on the corner of Laurel Way with a large driveway, integral garage and south-west facing garden.

The front door opens into a delightful entrance hall with intricate architrave and

decorative balustrade, there is a convenient cloakroom and understairs cupboard. The hallway leads through to the kitchen breakfast room, which has been opened up to allow the space to feel bright, airy and sociable, oak boards have been laid over underfloor heating and run seamlessly throughout. There is an array of wall and floor units which incorporate a large peninsula breakfast bar which is finished with wooden worktops and attractive tiles, the space is further enhanced by a separate utility area which has access to the side of the garden.

There are double doors to the living room which has a bay window and gas stove, whilst the conservatory, currently used as a dining area can be used all year round due to its newly insulated roof and underfloor heating, it can be accessed from both the kitchen and the living room.

To the first floor one will find a galleried landing leading to a well-appointed family

bathroom and four generously proportioned bedrooms. The main bedroom has fitted wardrobes and recently installed modern ensuite shower room.

OUTSIDE:

The current owners have landscaped the rear garden, with a sandstone patio directly off the conservatory this leads to a gravelled seating area and then up to decking which has a storage shed. The main garden is mainly laid to lawn and bordered by raised flower beds and wooden fencing.

To the front of the property the driveway provides parking for several cars and neatly presented with a dry garden and silver birch tree.

The garage is integral to the property and could be further converted or integrated with the house if one required additional living space.

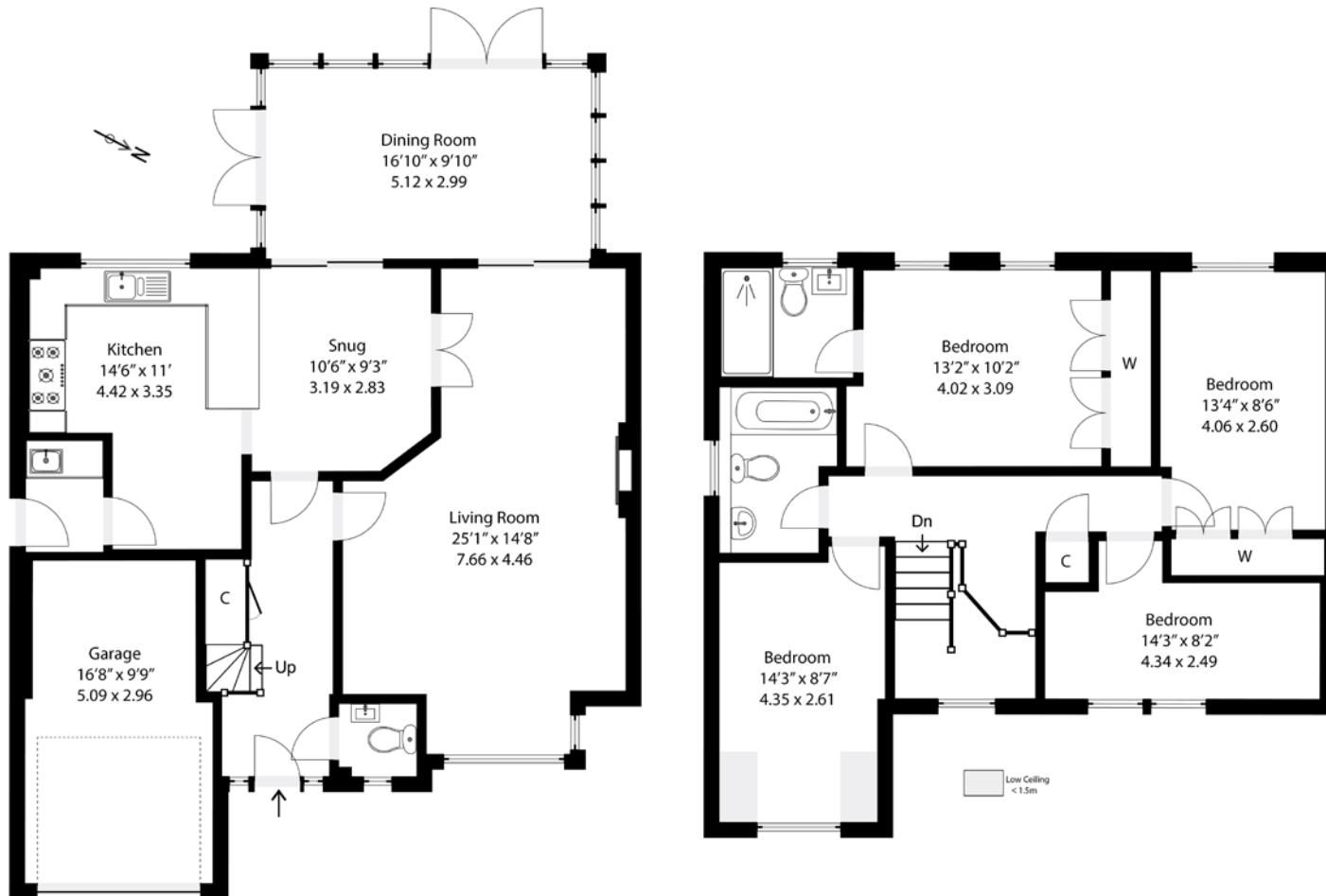












TOTAL FLOOR AREA: 1763 sq. ft (163 sq. m)
 HOUSE: 1607 sq. ft (149 sq. m)
 GARAGE: 156 sq. ft (14 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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