



Freehold



Carlton Lodge, Ashford Road, Chartham, Canterbury CT4 7HH

- A Substantial Six Bedroomed Residence
- Almost 3000 Sq.Ft Of Versatile Accommodation
- Extensively Modernised & Enhanced
- Open Plan Living Area With Bi-fold Doors
- Modern Kitchen Breakfast Room & Utility Area
- Principal Bedrooms With Ensuite & Dressing Area
- Annexe Opportunity - Multi Generational Living
- Large Driveway & Generous Westerly Facing Garden

SITUATION:

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 thriving market town of Ashford, approx. 12 miles from Chartham, also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes. The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.

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 substantial, sympathetically extended residence offering almost 3000 sq.ft of versatile family accommodation which has been significantly modernised by the current owners who have creatively enhanced the property.

Carlton lodge is set back from the road with an extensive driveway and is conveniently located in the sought after village of Chartham with excellent links to both Canterbury and Ashford.

Originally a small 1920's bungalow it is now configured as a modern, six-bedroom home with open plan living areas ideal for a busy family, however it would also work for multi-generational living, with the option to create an annexe with its own entrance.

Whilst renovating and extending Carlton Lodge every effort has been made to ensure the property runs efficiently with a dual zoned gas heating system, double glazed

windows and excellent levels of insulation.

The front door opens into an entrance hall which leads through to the rear utility area with cloak room and coat closet. To the left there is a beautifully appointed kitchen breakfast room with modern handleless kitchen which integrates all main appliances, including a double oven, microwave, dishwasher, induction hob and extractor fan.

The space is further enhanced by utility room which holds plenty of space for laundry appliances.

The living space sits centrally to the property, with bi-fold doors opening onto the sun terrace, whilst there is a little reading snug which has a staircase leading to a bedroom which is currently used as a home business.

The ground floor has four double bedrooms and two bathrooms, one has a walk in shower, whilst the other is a luxury bathroom

recently installed with black fixtures and fittings. The accommodation is further enhanced by a principal bedroom accessed via its own staircase and featuring a sleek ensuite and vast dressing area.

OUTSIDE:

Carlton Lodge occupies a generous plot which is set back from the Ashford Road, with an extensive driveway large enough for multiple vehicles, the westerly facing rear garden enjoys sunshine late into the evening and is surrounded by mature trees and rolling countryside.

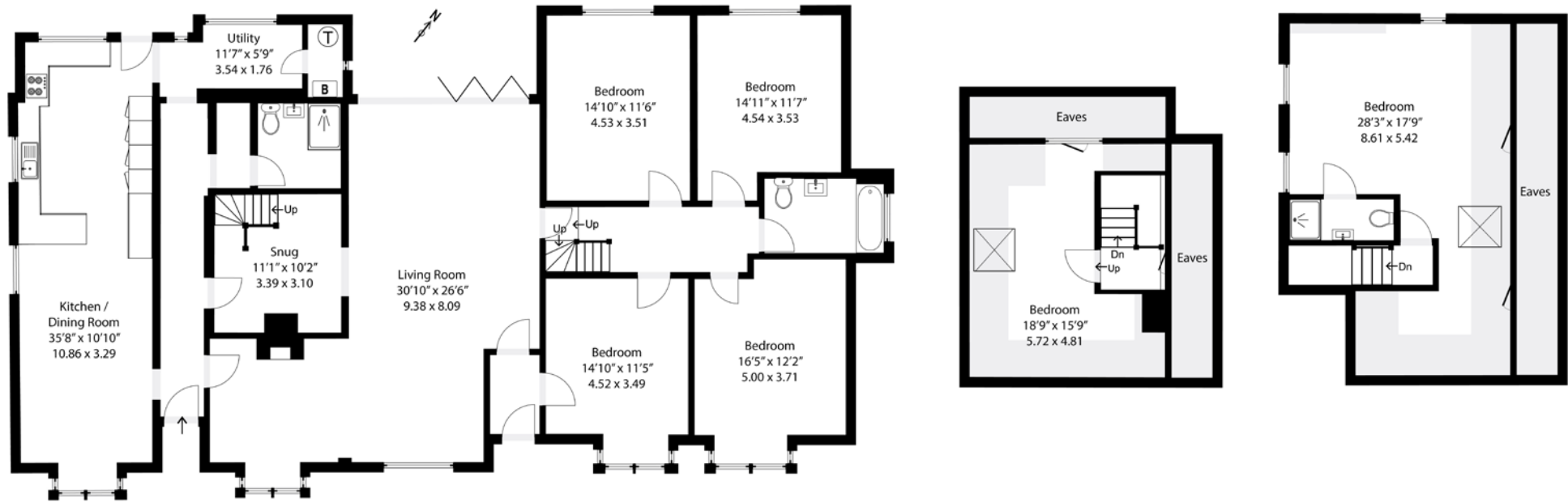
The rear garden is mainly laid to lawn with a raised decked area accessed via the bi-fold doors and patio direct from the kitchen door, a pathway leads to the rear of the garden and to the far side there is plenty of storage.











TOTAL FLOOR AREA: 2988 sq. ft (278 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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