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5 Old Garden Court, Chartham, Canterbury CT4 7GA

6 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



## 5 Old Garden Court, Chartham, Canterbury CT4 7GA

- Substantial Detached Residence
- Six Bedrooms & Four Receptions
- Opportunity To Make Further Enhancements
- Open Plan Kitchen Dining Room
- Spectacular Staircase & Galleried landing
- Beautiful Generous South Facing Rear Garden
- Double Garage & Large Driveway
- Desirable Location With Easy Access To Canterbury
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### SITUATION:

The property is situated in a quiet corner of Magnolia Drive surrounded by mature trees, the development which was constructed in the early 2000'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 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 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.



DESCRIPTION:

A substantial detached residence offering almost 2600 sq.ft of spacious and versatile accommodation, and occupying a generous plot of beautifully manicured south facing rear gardens.

The property was built in the early 2000's in the grounds of the St. Augustines hospital an imposing characterful building which was sympathetically converted in the late 20th century offering several luxury apartments.

The architecture in this property has been thoughtfully designed with large living areas connecting directly with the garden, whilst the staircase and galleried landing is a spectacular impressive space leading to multiple bedrooms.

Peacefully hidden in the corner of Old Garden Court the property has a large driveway leading to a double garage, the façade is particularly attractive with many leaded glass windows and the front door sitting beneath a

pitched canopy which opens into an equally impressive large entrance hall.

At the rear of the property there is a large dining room with French doors leading to the garden, this is partially open to the kitchen breakfast room which has an array of wall and floor units integrating several appliances. The space is further enhanced by a separate utility room which in turn leads outside.

The ground floor accommodation is complemented by a 22ft triple aspect sitting room which also has French doors to the garden. Another two receptions are ideal as a study or play room, whilst one is adjacent to the oversized cloak room, which could be adapted to incorporate a shower and used for an older relative.

An elegant stair case sweeps to the first floor where one will find an impressive galleried landing which leads to five double bedrooms

and a family bathroom. Two of the larger bedrooms both have ensuite bathrooms and fitted wardrobes.

OUTSIDE:

Number Five occupies one of the largest and most desirable plots in this development wrapping around two side of the property and made up of mature trees, colourful borders and established shrubs.

The patio area is accessed via the French doors in the sitting room and dining area and leads out to a large expanse of lawn, whilst to the side of the property there is a lovely, wooded area with log cabin and tree house, alongside a deck which is ideal for sundown drinks as it enjoys the evening sunshine.

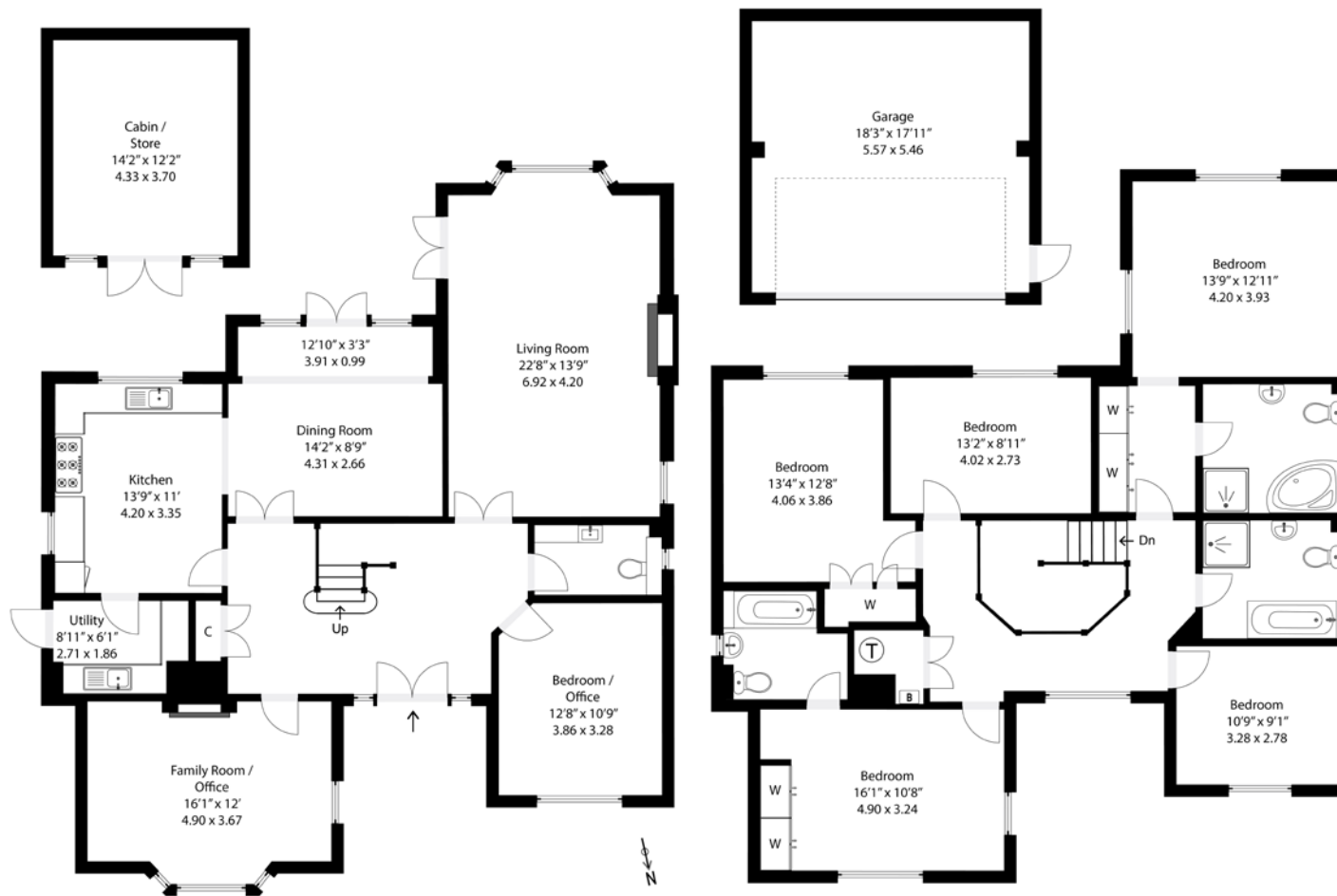
The double garage provides ample storage alternatively the option to convert into a small annexe. STPC.











TOTAL FLOOR AREA: 3081 sq. ft (286 sq. m)  
 HOUSE: 2581 sq. ft (240 sq. m)  
 GARAGE: 500 sq. ft (46 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All services are mains connected

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