



FOUNDATION

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Hillview, 79 Highland Road, Chartham CT4 7QQ

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Hillview, 79 Highland Road, Chartham CT4 7QQ

- A Striking Detached Modern Residence
- Three/Four Bedrooms & Two Bathrooms
- Triple Aspect Open Plan Living Room
- High Specification Throughout
- Creatively Presented & Fine Decor
- Exceptionally Energy Efficient
- Stunning Views & Landscaped Rear Garden
- Generous Corner Plot & Off Road Parking

### 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.



DESCRIPTION:

A striking detached three-bedroom residence offering over 1,500 sq. ft. of beautifully presented accommodation, which includes light and airy open-plan living areas.

Hillview was built in 2018 to an exceptionally high standard and has been lovingly maintained by the current owners, who have a creative eye for interior design.

Situated in the village of Chartham with incredible views over the rural countryside, the property is positioned in an exceptionally convenient location with a train station linking directly to Ashford and Canterbury, which in turn has high speed links into London.

The attractive composite front door opens into a large entrance hall with a wash closet to the right and a study/guest bedroom to the left. The hallway opens into a magnificent triple-aspect living room, which spans the full width of the property and has been

seamlessly laid with high-quality wood-effect flooring. Although fully open plan, there is a clear division for relaxing, dining, and cooking, with areas defined by pendant lighting and cleverly arranged furniture.

The kitchen has an array of wall and floor units finished with sleek worktops and glass splashbacks; many appliances are integrated and include a double AEG oven, an induction hob with an extractor fan, a fridge freezer, and a dishwasher.

The space is further enhanced by a well-appointed utility room found within the hallway, providing plenty of space for laundry appliances. A breakfast bar offers additional workspace, while a dining area sits adjacent to the French doors overlooking the garden.

The stairs lead to a galleried landing, which is central to three generously proportioned double bedrooms, all with fitted wardrobes and beautiful views. A well-appointed family

bathroom comprises a separate shower, a bath, a WC, and a basin. The main bedroom is 15 ft long and includes a luxury ensuite bathroom.

OUTSIDE:

The paved driveway provides ample parking for several cars, while the rear garden has been beautifully landscaped, with a patio area leading to a neatly laid lawn.

To the far rear of the garden, there is a raised decked seating area offering delicate shade under a recently added pergola and a magnificent pine tree.

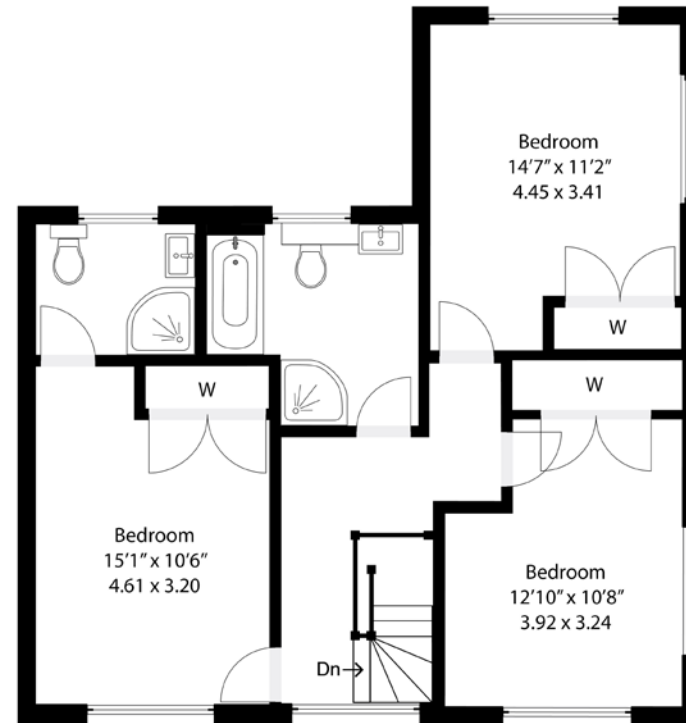
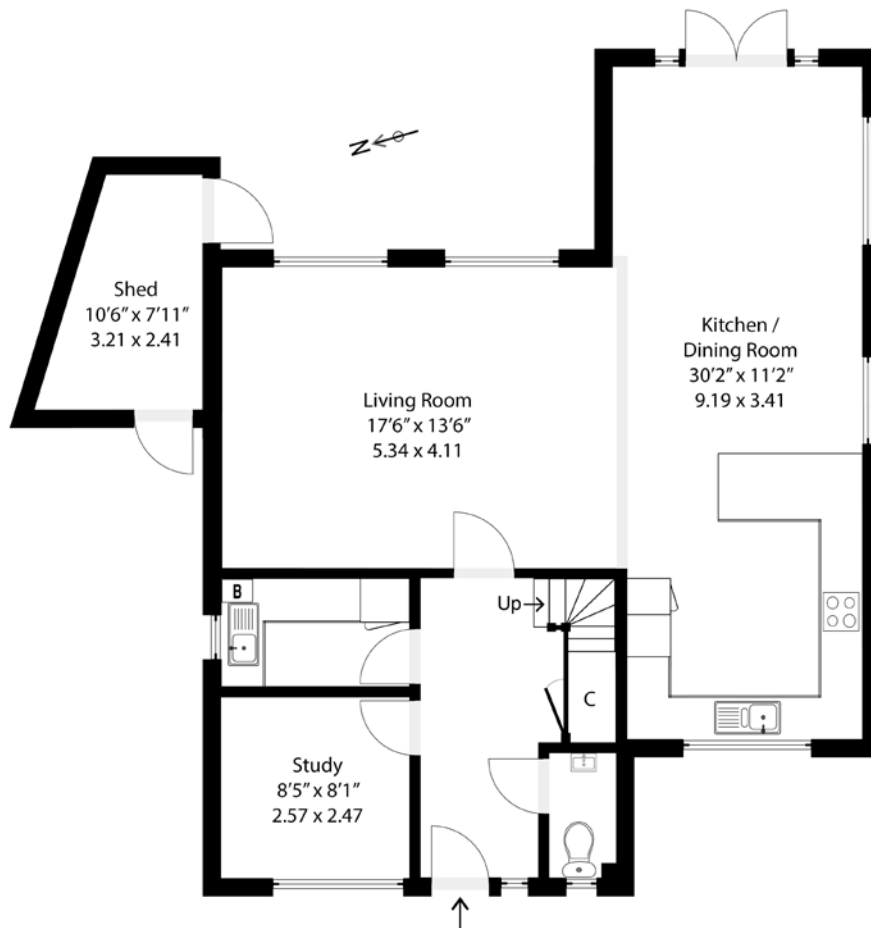
There is also a useful storage shed, which can be accessed via the driveway and rear garden.











TOTAL FLOOR AREA: 1612 sq. ft (150 sq. m)  
HOUSE: 1546 sq. ft (144 sq. m)  
OUTBUILDING: 66 sq. ft (6 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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

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