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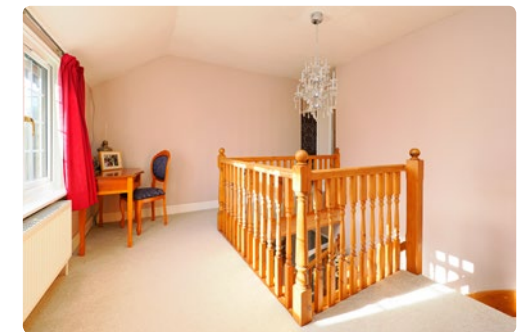
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2 Rochester Villas, Lower Lees Road, Old Wives Lees CT4 8AZ

4 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



2 Rochester Villas, Lower Lees Road, Old Wives Lees CT4 8AZ

- Deceptively Spacious Semi-Detached Villa
- Over 2000 Sq.Ft Of Versatile Accommodation
- Set Within 0.56 Acre Plot Of Grounds
- Multiple Receptions & Garden Room
- Four Double Bedrooms & Three Bathrooms
- Double Garage Potential To Convert STPC
- Striking Views Over Rolling Countryside
- Easy Access To The Cathedral City Of Canterbury

SITUATION:

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 Selling, Canterbury or Ashford International.

The village is surrounded by orchards, hop gardens 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 deceptively large, four-bedroom villa, originally built in the late 1800s, and has since been significantly extended to now offer over 2,000 sq. ft. of spacious and versatile accommodation.

Rochester Villa occupies a generous 0.56-acre plot, which includes a small fruit orchard, a large driveway, and a double garage, which poses the potential to be further converted into a small self-contained annexe, STPC.

Situated in the highly sought-after village of Old Wives Lees, the property boasts stunning views over rural countryside yet is just a fifteen-minute drive from Canterbury and even closer to the market town of Faversham.

The new, double-glazed front door sits centrally and opens into a large entrance hall with chequered flooring and an attractive staircase leading to the first floor.



To the right, there is a triple-aspect sitting room with French doors leading to the sun terrace, whilst at the centre of the room is a stone mantel encompassing an open fire.

To the left of the hallway, one will find a snug/music room featuring a Victorian fireplace. This room is adjacent to the main kitchen breakfast room, which could be knocked through to create a large open-plan living space.

The kitchen is fitted with an array of wall and floor units, integrating all main appliances, including a dishwasher, fridge-freezer, oven, gas hob, and a larder. The wooden worktops are complemented by red metro tiles. The space is further enhanced by a utility area found beyond the garden room.

A circular arched opening provides a division between the dining and living areas, while still allowing the space to remain open and sociable. This area leads directly through to

the garden room, a wooden-framed, glass lean-to that offers an exceptional spot to enjoy your morning coffee.

To the first floor, a large galleried landing leads to a well-appointed family bathroom, featuring a roll-top bath. There are four bedrooms, two of which have en-suites, while the main bedroom is vast and enjoys impressive views over the countryside.

OUTSIDE:

Rochester Villa enjoys a generous 0.56-acre plot of natural garden, which includes a small orchard growing apples and plums. A patio area is accessible from both the garden room and the French doors in the sitting room. It is the perfect spot to enjoy the late evening sunshine and leads onto the main garden, which is mainly laid to lawn. To the side of the property, there is parking for several cars, which in turn leads to the double garage.









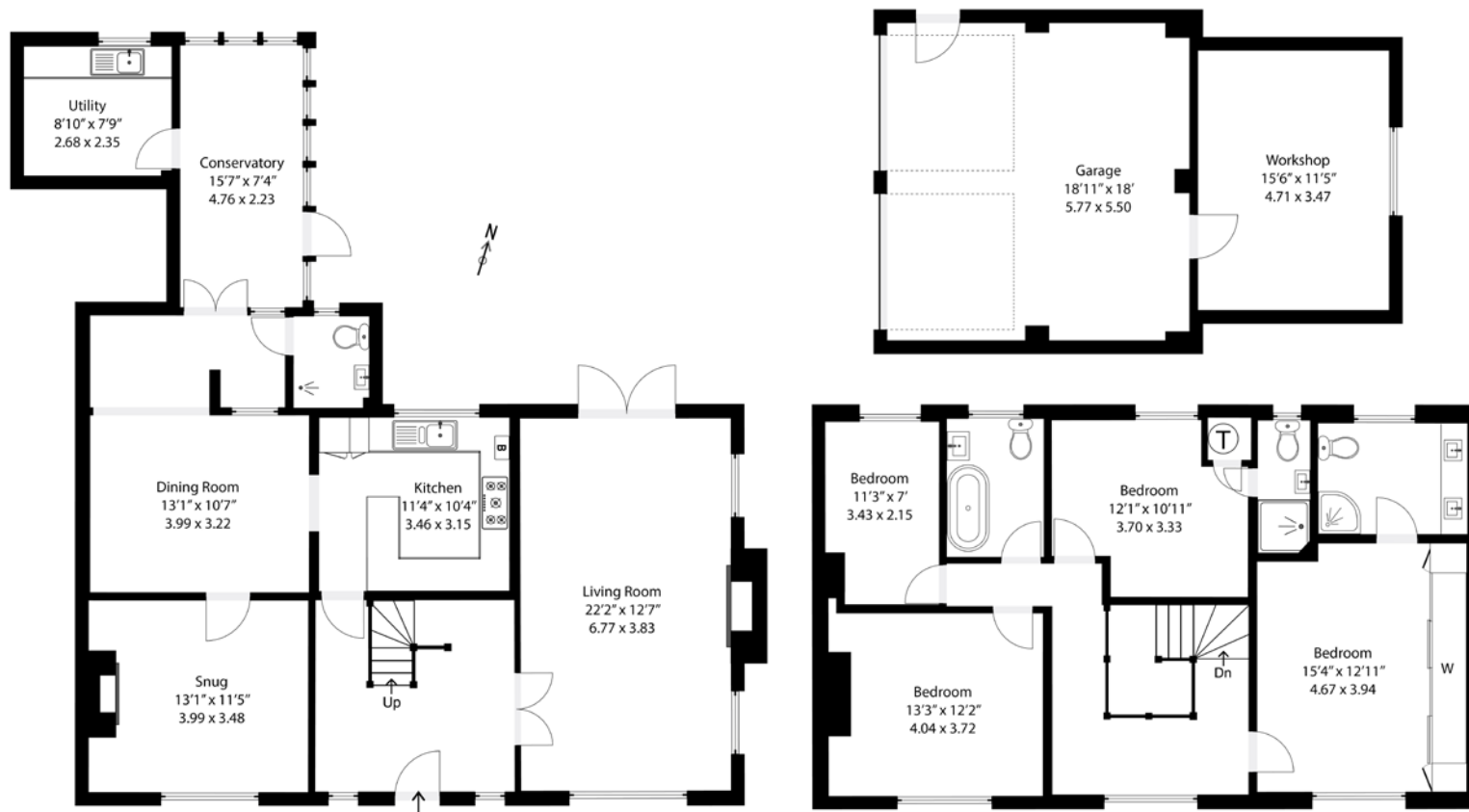


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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TOTAL FLOOR AREA: 2579 sq. ft (240 sq. m)
HOUSE: 2053 sq. ft (191 sq. m)
GARAGE: 526 sq. ft (49 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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

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