FOUNDATION

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3, Linden Road, Chartham, Canterbury, CT4 7TH

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

3, Linden Road, Chartham, Canterbury, CT4 7TH

- Substantial Detached Family Residence
- Over 1500 Sq. Ft Of Bright & Airy Space
- Dual Aspect Bay Fronted Sitting Room
- Connecting Dining Room With Patio Doors
- Opportunity To Modernise & Enhance
- Four Bedrooms & Two Bathrooms
- South Facing Rear Tired Garden
- Integral Garage Potential To Convert STPC

SITUATION:

The ancient village of Chartham lies approximately four miles west of the cathedral city of Canterbury. Set on the banks of the Great Stour River and surrounded by attractive countryside and farmland, including apple and pear orchards, the village offers a charming rural setting while remaining well connected. Local amenities include a village hall, doctor's surgery, village store, post office, pubs and a primary school. Chartham also has a railway station with convenient links to Canterbury, a regular bus service to Canterbury and Ashford, and a scenic cycle path running along the River Stour into Canterbury. The village enjoys a strong community spirit, with a range of established fitness and social groups including Pilates, running clubs, fitness training and football teams for all ages.

The nearby cathedral city of Canterbury provides an extensive range of amenities, including excellent shopping and leisure facilities, a wide selection of schools, three universities, two hospitals and two mainline railway stations, along with a vibrant mix of restaurants, cafés and international eateries.

The thriving market town of Ashford, approximately 12 miles away, offers further shopping, recreational and educational facilities, together with a high-speed rail service from Ashford International Station to London St Pancras in around 38 minutes. The area is also well served by road, with the A2/M2 via Canterbury and the M20 at Ashford providing good connections to London and the coast.

The attractive market town of Faversham, around nine miles away, features a variety of high street shops and independent retailers centred around its historic high street and lively market square. The town also offers excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park and recreation ground, and a museum.

DESCRIPTION:

A substantial detached four-bedroom residence, built in 1998 and discreetly positioned along a desirable road just off Chartham Downs.

The property offers over 1,500 sq ft of well-proportioned accommodation, including an integral garage which could be converted (subject to the necessary consents) to provide additional living space.

Whilst already a comfortable family home, it also presents an excellent opportunity for a new owner to further enhance and modernise to their own taste. Set on a generous plot, the property benefits from a private south-facing tiered rear garden and a large driveway providing ample off-road parking.

The attractive façade combines exposed brickwork with charming leaded-light windows, creating a characterful and appealing first impression.

The welcoming entrance hall is bright and airy, featuring laminate flooring, a convenient cloakroom and a staircase rising to the first floor. From here, the accommodation flows into a spacious dual-aspect sitting room, complete with a gas fireplace set within an intricate mantelpiece, a bay window to the front and sliding patio doors opening directly onto the rear garden. Glazed French doors connect the sitting room to the dining room, allowing the spaces to be used independently or opened up to create a larger, sociable area ideal for entertaining.

The kitchen/breakfast room sits adjacent to the dining room and is fitted with a range of wall and base units, complemented by colourful tiled splashbacks, and incorporates a double oven and gas hob. A utility room enhances the space and provides space for laundry appliances and gives access to the side of the property.

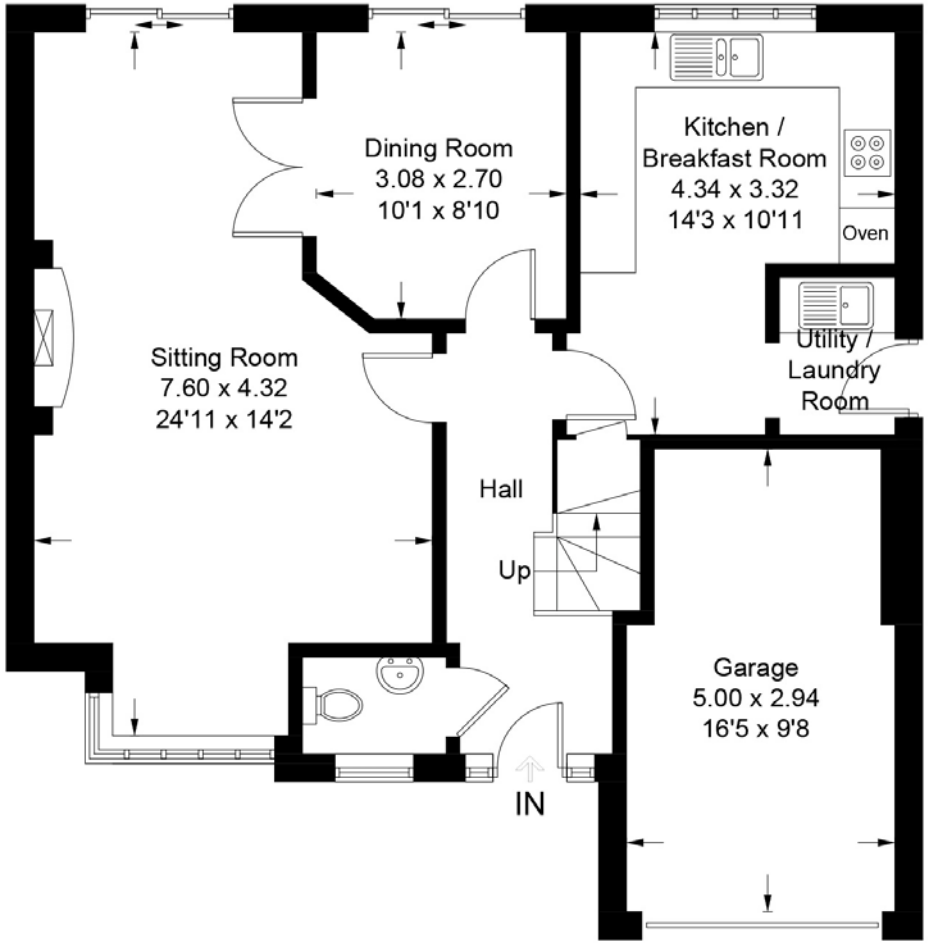
To the first floor, a galleried landing leads to four generously sized bedrooms and a well-appointed family bathroom. The principal bedroom benefits from fitted wardrobes and an ensuite shower room.

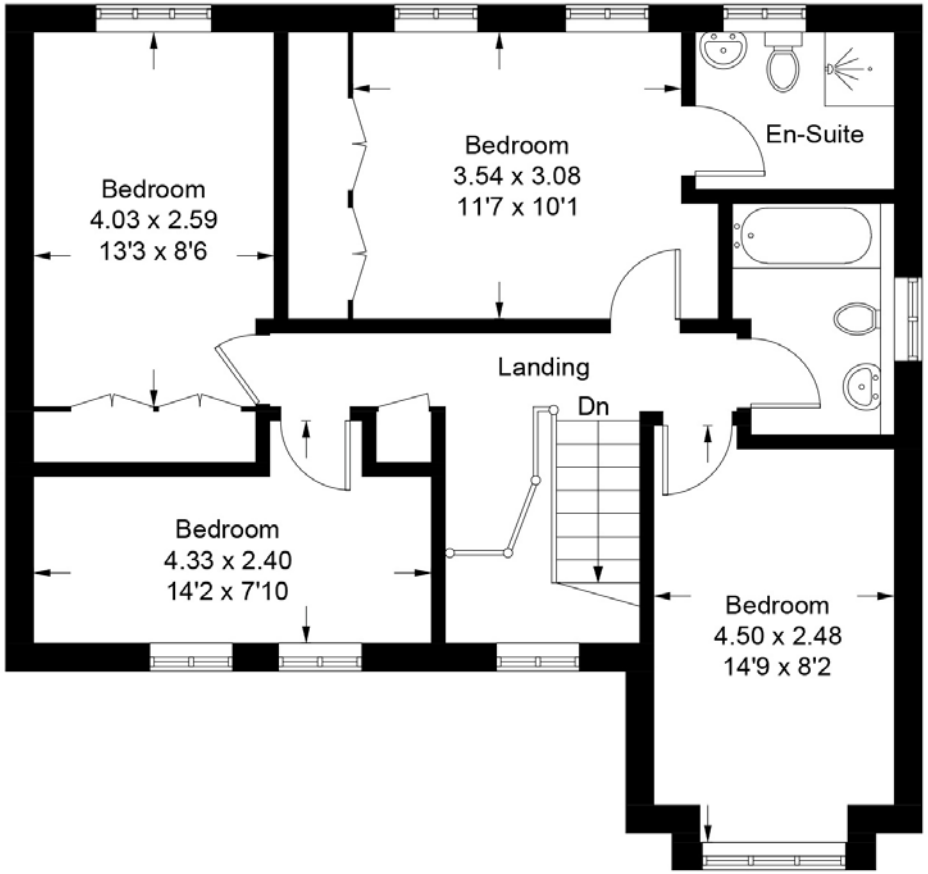
Further practicality is provided by the loft space, which is boarded and accessed via a pull-down ladder, offering excellent additional storage.

OUTSIDE:

To the front of the property, a large driveway provides parking for several vehicles and leads to the integral garage. Subject to the necessary permissions, the garage could also offer potential for conversion to create further living accommodation if desired.

To the rear, a patio extends directly from the sitting room and dining room, providing an ideal space for outdoor dining and entertaining. This leads onto a lawn bordered by established shrubs and planting. The garden is arranged over attractive tiers, maximising enjoyment of the late afternoon and evening sunshine, with wooden steps connecting each level.





TOTAL FLOOR AREA: 1537 sq. ft (142 sq. m)

EPC RATING
C

COUNCIL TAX BAND
F

GENERAL INFORMATION
All services are mains connected

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