



Freehold



7 Hillside Place, Cockerling Road, Chartham, Canterbury, CT4 7LH

- A Charming Converted Farm Residence
- Flourishing In Character & Unique Features
- Spectacular Vaulted Living Area
- Fitted Kitchen Breakfast Room
- Private Rear Garden
- Allocated Parking Spaces
- Stunning Views Over Rolling Countryside
- Desirable Village Location Close To Canterbury

SITUATION:

The ancient village of Chartham lies approximately four miles west of the cathedral city of Canterbury. Situated on the banks of the Great Stour River and surrounded by picturesque 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 benefits from a railway station with convenient links to Canterbury, as well as a regular bus service to both Canterbury and Ashford. A scenic cycle path runs alongside the River Stour, providing a pleasant route all the way into Canterbury. The village also enjoys a strong community spirit, with a variety of established fitness and social groups including Pilates, running clubs, fitness training sessions and football teams for all ages.

The nearby cathedral city of Canterbury offers an extensive range of amenities, including

excellent shopping and leisure facilities, a wide selection of primary and secondary schools, three universities, two hospitals and two mainline railway stations. The city also boasts a vibrant cultural scene with numerous restaurants, cafés and international eateries.

The thriving market town of Ashford, approximately 12 miles from Chartham, provides further shopping, recreational and educational facilities, together with the high-speed rail service from Ashford International Station, reaching London St Pancras in around 38 minutes.

The attractive market town of Faversham, around nine miles away, features a wide range of high street shops and independent retailers lining its historic high street and bustling 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 local museum.



DESCRIPTION:

Hillside Place is a charming converted farm building, offering a private garden and allocated parking, situated in the desirable village of Chartham. The property enjoys attractive views over surrounding countryside while remaining just a short distance from the cathedral city of Canterbury.

This delightful conversion retains a wealth of character features, including exposed beams, vaulted ceilings and pretty wooden-framed windows. Externally, the property has been finished with beautifully repointed heritage-style brickwork, complemented by white timber windows and a traditional cottage-style entrance door, creating an appealing and authentic first impression.



Beautifully presented throughout, the home offers light and spacious accommodation arranged over two floors. The ground floor features a fully fitted kitchen, incorporating a range of integrated appliances and offering ample space for a dining table, creating a practical and sociable kitchen/dining area.

Also on the ground floor is a generous double bedroom, conveniently positioned adjacent to a well-appointed bathroom comprising a bath with shower over, WC and wash basin.

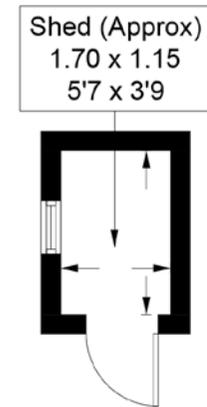
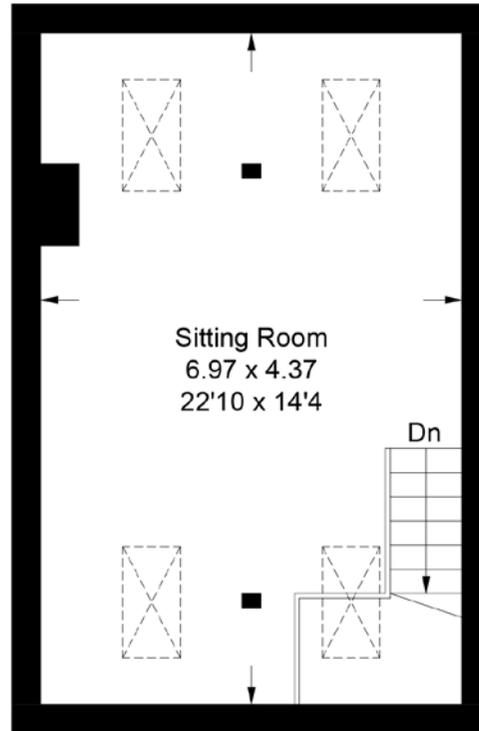
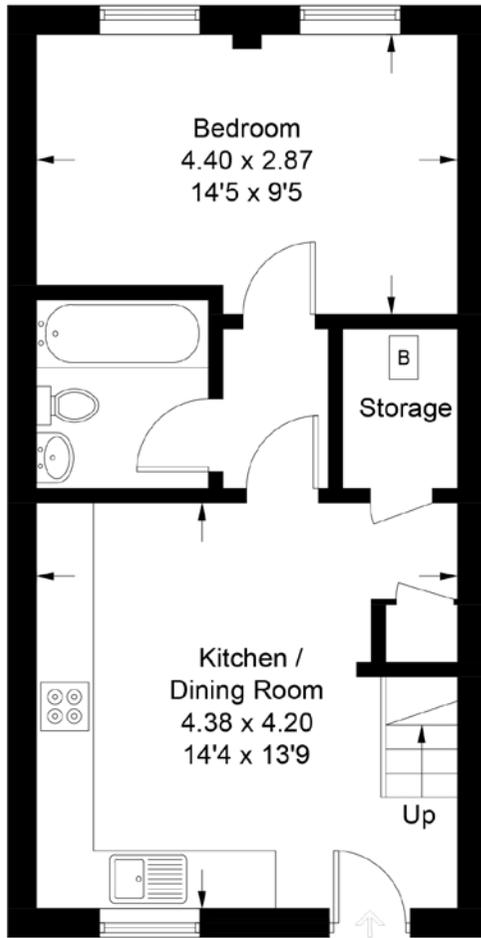
To the first floor is a spectacular living room, where vaulted ceilings, exposed beams and roof lights combine to create a wonderfully bright and characterful space. From here, there are lovely elevated views across the surrounding rolling countryside.

OUTSIDE:

The enclosed garden—originally the site of the old pig pen—has been thoughtfully landscaped and is mainly laid to lawn, with a terrace and seating area ideal for al fresco dining and entertaining. The garden also includes a useful garden shed and an ornamental cherry tree, while mature hedging and a brick wall provide a good degree of privacy.

AGENTS NOTE:

There is a maintenance company in place, with a charge of £30 per month contributing towards the cost of any repairs and upkeep of communal areas.



TOTAL FLOOR AREA: 758 Sq.Ft 70 Sq.M



EPC RATING: D



COUNCIL TAX BAND: C



GENERAL INFORMATION
All services are mains connected

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