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Thruxted Cottage, Thruxted Lane, Chartham, Canterbury, CT4 7SA

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Thruxted Cottage, Thruxted Lane, Chartham, Canterbury, CT4 7SA

- Enchanting Detached Period Residence
- Almost 1900 Sq.FT Of Characterful Accommodation
- Three Bedrooms & Two Bathrooms
- Interconnecting Reception Rooms
- Wood Burning Stove Set Within Inglenook Fireplaces
- Flourishing With Period Features Throughout
- Set Within 0.41 Acres Of Beautiful Grounds
- Detached Double Garage & Parking
- Semi Rural 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 social groups including Pilates, running clubs, fitness training sessions and football 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 area is also well served by road, with the A2/M2 accessible from nearby Canterbury and the M20 at Ashford, both providing convenient connections to London and the coast.

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 a swimming pools, a cinema, a large park and recreation ground, and a local museum.



DESCRIPTION: An enchanting three-bedroom period cottage offering almost 1,900 sq.ft. of beautifully characterful accommodation, set within 0.41 acres of glorious wrap-around gardens in the highly sought-after village of Chartham.

Believed to date back several centuries, this charming home effortlessly combines the warmth and character of a traditional Kentish cottage with the practicality required for modern family life. Occupying a peaceful and private position, surrounded by beautifully established gardens, the property enjoys an idyllic semi-rural setting whilst remaining exceptionally well connected, with Canterbury and Ashford both easily accessible via the nearby A28.



The handsome façade of beautifully pointed brickwork, hung tiles and pale render sits beneath a traditional Kent peg tiled roof, immediately hinting at the wealth of original features found within. Exposed beams, wooden latch doors and two magnificent inglenook fireplaces create a home rich in history and charm.

The accommodation is both spacious and versatile, with well-balanced reception rooms that flow naturally from one to another. The generous sitting room is thoughtfully divided into two distinct areas: a cosy seating space centred around an impressive inglenook fireplace with an inset wood-burning stove, and a lighter area that lends itself perfectly to a reading corner or home office.

The dual-aspect dining room is flooded with natural light and enjoys sliding doors opening directly onto the garden. A second inglenook fireplace with wood burner creates an impressive focal point, whilst the generous proportions comfortably accommodate a large dining table, making it an ideal space for entertaining family and friends.

The farmhouse-style kitchen is full of character, fitted with traditional tiled flooring, a Rangemaster cooker and an excellent range of storage. There is ample space for informal dining, whilst a useful utility/boot room and adjoining shower room add practicality to everyday living.

To the first floor is a well appointed family bathroom and three bedrooms, comprising two generous doubles and a comfortable single room. The principal bedroom enjoys delightful views across the surrounding gardens and benefits from useful eaves storage, whilst the second double is equally charming, with sloping ceilings adding to its character.

OUTSIDE: Thruxted Cottage occupies 0.41 acres of grounds and the gardens are undoubtedly one of the property's greatest assets. Wrapping around the cottage, they provide a wonderful sense of privacy and seclusion, with expansive lawns, mature trees, colourful planting and a variety of established shrubs creating interest throughout the seasons. Several sunny terraces provide the perfect setting for outdoor dining and entertaining, whilst a greenhouse will undoubtedly appeal to keen gardeners. A detached double garage is positioned to the rear of the garden, with additional off-road parking in front, completing this delightful village home.







TOTAL FLOOR AREA: 1916 sq. ft (177 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & oil fuelled heating

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

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