



www.saddlersresidential.co.uk



Pilgrims Lane

Chilham, Kent



Pilgrims Lane, Chilham, Kent

A meticulously maintained detached bungalow set in wonderfully landscaped gardens of 0.5 acre with large driveway and garage/workshop, situated in a rural location with views over surrounding countryside in the sought after semi rural village of Chilham.

The property sits centrally within its own plot and enjoys well planned accommodation on one level, whilst an extensive loft space provides the opportunity for extending the accommodation further, subject to the necessary planning consent. The property is approached from Pilgrim's Lane via a private driveway providing off road parking for numerous vehicles including a garage/workshop and hardstanding suitable for a caravan.

The accommodation comprises a sizeable sitting room enjoying south westerly views, modern fitted kitchen, two double bedrooms, four piece bathroom suite, large hallway and 35'8" (10.87m) double glazed conservatory that overlooks the lawned rear garden.

Outside, the property is surrounded by a choice of patio areas with an extensive lawned garden with a variety of mature trees and a large raised rockery with water feature, two vegetable gardens with greenhouses and a rear terrace directly accessing the conservatory. Other notable benefits include cavity wall insulation, gas fired central heating via radiators, sealed unit double glazing and a fitted security alarm system.

The property is situated in a country lane next to the A28 Ashford to Canterbury road, just outside the historic village of Chilham, a well respected village situated some 6 miles south west of the Cathedral city of Canterbury and 9 miles north west of the large market town of Ashford. The village is situated on the Pilgrim's Way and is centred around a 15th century square which is flanked by its famous 12th century castle and 13th century Church. Excellent amenities are on hand with the village pub, village hall, doctor's surgery, primary school, village shops and a mainline railway station providing travel to Canterbury, Ashford International and central London stations. Quality properties in locations such as this are rarely seen on the open market and the only way to fully

appreciate the size of accommodation on offer is to make immediate arrangements to view.

Accommodation briefly comprises (all measurements approximate)

Kitchen:

15'11" x 10' (4.85m x 3.05m) Double glazed entrance door, double glazed windows to front and side, tiled floor, part tiled walls, range of fitted solid oak wall and base units with inset single drainer 1½ bowl stainless steel sink unit and mixer tap, built-in fan assisted oven with matching inset gas hob and overhead extractor hood, plumbing for washing machine, built-in fridge and freezer, fitted breakfast bar, built-in airing cupboard housing lagged hot water tank, built-in glazed storage cabinet, wall mounted gas fired boiler serving central heating and domestic hot water.



Inner Hallway:

Parquet floor, radiator, dado rail, coved ceiling, built-in cloaks cupboard, double glazed entrance door to conservatory, access to extensive loft space via ladder.



Bathroom:

Two double glazed windows to front, tiled floor, tiled walls, four piece bathroom suite comprising panelled bath, pedestal wash hand basin, low level w.c., fitted shower enclosure with mains fed shower, radiator, extractor fan.

**Sitting Room:**

19'5" x 12'5" (5.92m x 3.78m) Double glazed windows to side and rear, double glazed French doors leading to conservatory, carpet, two radiators, television point, feature stone fireplace with inset gas living flame fire, coved ceiling.

**Conservatory:**

35'8" x 9'5" (10.87m x 2.87m) Double glazed windows to rear and each side, double glazed French doors to rear garden, carpet.

Bedroom 1:

13'9" x 11'5" (4.19m x 3.48m) Double glazed window to rear, parquet floor, radiator, wall to wall built-in sliding wardrobe cupboards.

**Bedroom 2/Dining Room:**

13'9" x 11' (4.19m x 3.35m) Double glazed window to side, parquet floor, radiator, dado rail, coved and textured ceiling, built-in double wardrobe cupboard.

**The Gardens:**

Landscaped gardens extending to a total of 0.5 acre with shingle and raised rockery bed with water feature, variety of well stocked floral beds, two vegetable gardens with greenhouses, two composting enclosures, concrete base for garden shed, outbuilding housing space for freezer, outside w.c. with high level "Burlington" w.c., wild flower garden, extensive lawned garden with a variety of mature trees and shrubs, paved patio, floral border, ornamental filled pond, summerhouse, potting shed 9'4" x 9'2" (2.84m x 2.79m) with windows to side and rear, outside lighting, outside tap, driveway providing off road parking for numerous vehicles and hardstanding space for caravan.

Large Detached Garage:

24'2" x 9'1" (7.37m x 2.77m) With up and over door, power

and light, door and window to side, range of fitted wall and base units.

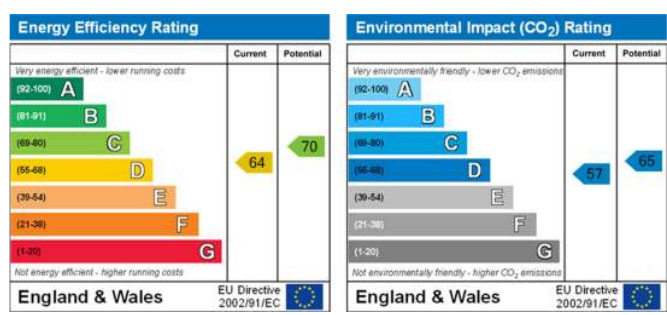


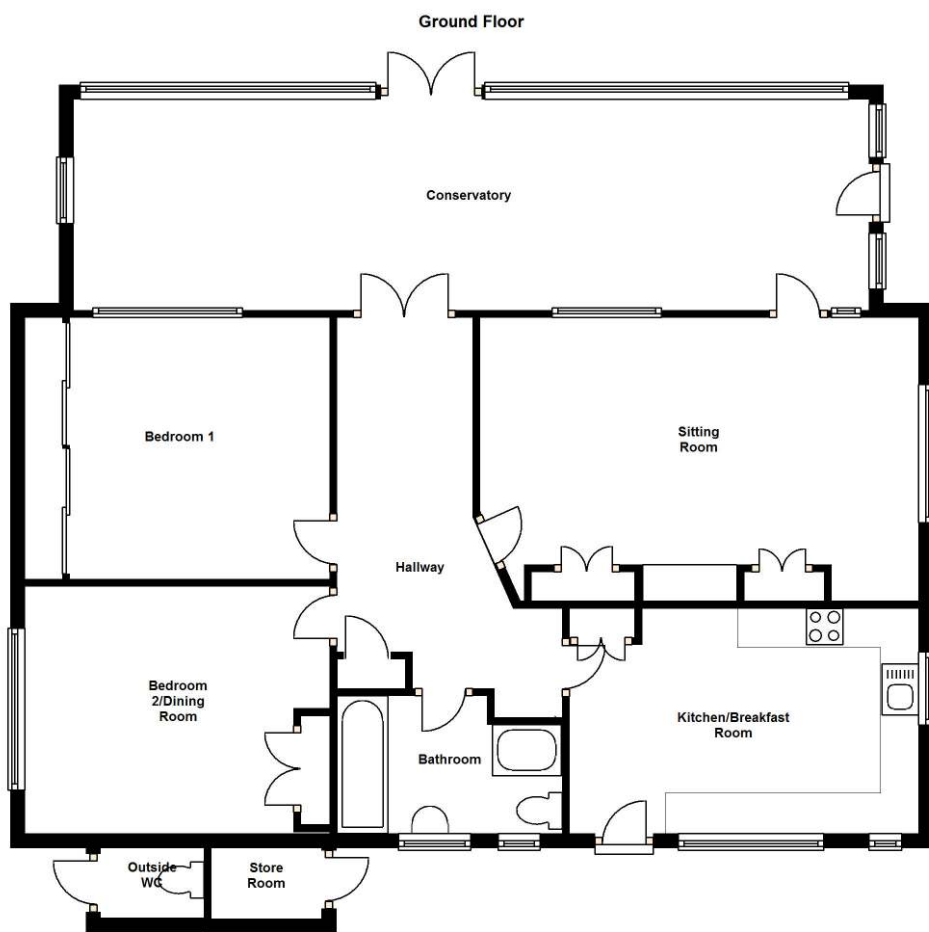
Important Notice

1. These particulars have been prepared in good faith and are intended as a general guide only for prospective purchasers and must not be relied upon as a statement of fact. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. Any measurements (areas or distances we have referred to), are approximate and are not precise. Accordingly, room sizes should not be relied upon for carpets and furnishings. The photographs show only certain parts and aspects of the property as at the time they were taken.
3. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services/appliances or any specific fittings are in working order.
4. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any such reference is made to planning permission or potential uses, such information is given in good faith.
5. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office for further information and verification. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Property Reference: SAD1713298

Energy Performance Certificate:
The graphs below are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.





Total area: approx. 113.3 sq. metres (1219.8 sq. feet)
This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using The Mobile Agent.



Reed House, 1-3 Old Ashford Road, Charing, Kent TN27 0JG

Tel: 01233 713127

Fax: 01233 713594

Email: property@saddlersresidential.co.uk

www.saddlersresidential.co.uk



Important Notice

These particulars have been prepared in good faith and are intended as a general guide only for prospective purchasers and must not be relied upon as a statement of fact. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. Any measurements (areas or distances we have referred to), are approximate and are not precise. Accordingly, room sizes should not be relied upon for carpets and furnishings. The photographs show only certain parts and aspects of the property as at the time they were taken. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services/appliances or any specific fittings are in working order. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any such reference is made to planning permission or potential uses, such information is given in good faith. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office for further information and verification. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

S512 Printed by Ravensworth 01670 713330

