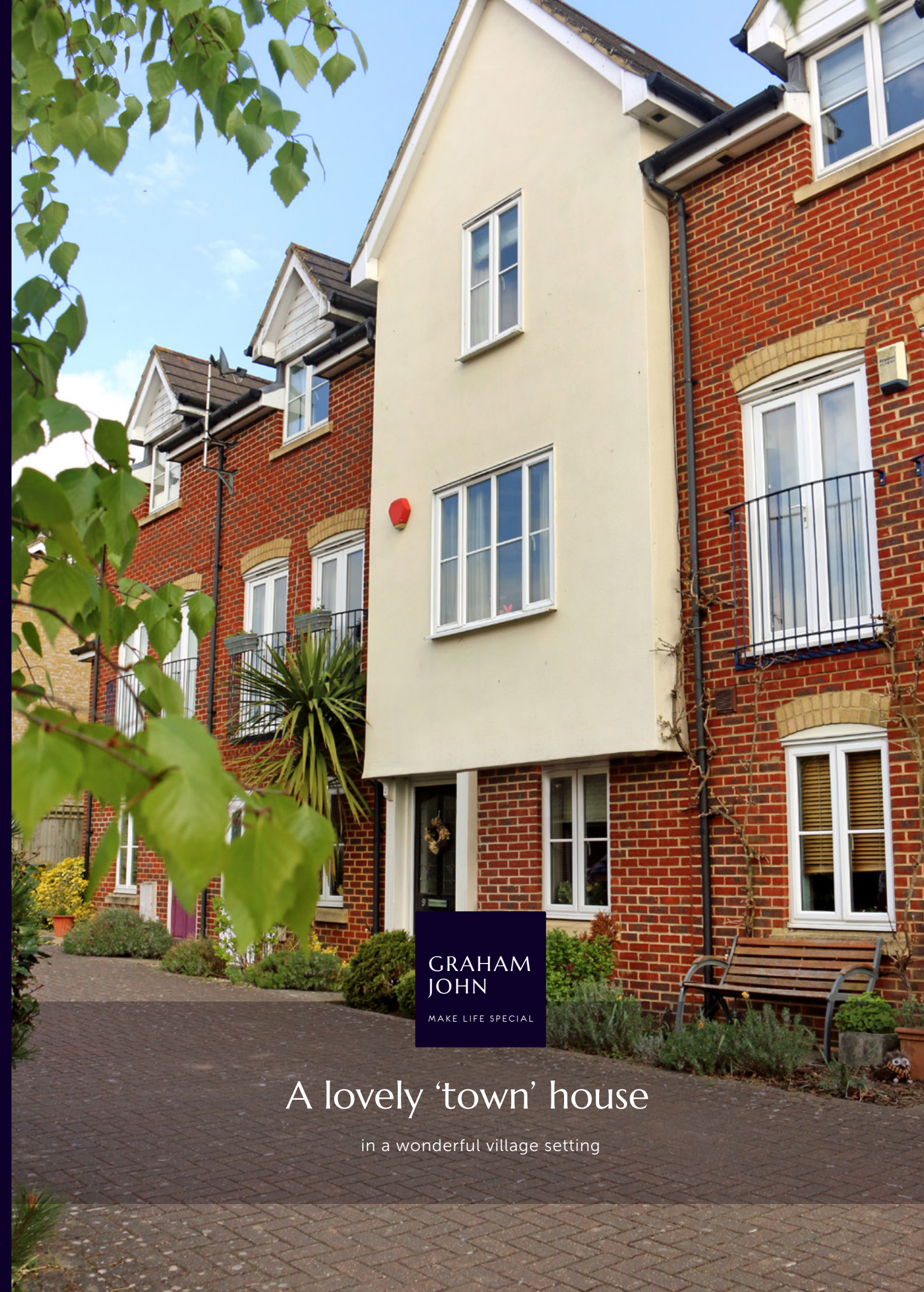


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GRAHAM
JOHN
MAKE LIFE SPECIAL

A lovely 'town' house

in a wonderful village setting

Modern comfort and village life

the two blend gently to form a rewarding home

The Details

3 bedrooms
Living room
Dining room
Kitchen
Cloakroom
Bathroom
En suite shower
Garden
Garage
Parking Space
Gas central heating
Double glazing

This 'town' house provides a taste of village life on the doorstep of an historic walled city.

When the owners bought this home new, nearly fourteen years ago, we doubt they imagined they would stay so long. Chatting to them about life here shows how a house becomes a home and how a step onto the ownership ladder can be more rewarding than expected.

They've loved life here, it has been a quiet place to come home to after a hard, stressful days' work. There's beautiful countryside at almost every turn as you approach the area and indoors you are comfortably aware that there are no homes behind you, no windows or neighbours staring back at you, as you gaze out across the rear garden toward the field. The townhouse has accommodation arranged over three floors and it works so well. A generous kitchen at the front means you can keep an eye out for guests arriving as you prepare dinner. The dining room looks out over the garden and it's easy to picture how it must look with the French doors thrown open. It works beautifully for those days when you have a barbecue or on a lovely warm evening when you want to relax over a meal and hear birdsong in the background.

The sitting room upstairs on the first floor provides a space that stays a proper living space. It delineates how you spend time and ensures that you remember to relax and make the most of hours spent here. The first floor has a guest bedroom and the top floor a master bedroom with en suite, a third bedroom and a bathroom. There's plenty of storage space with wardrobes and cupboards on each floor. The rear garden has a patio area, lawn and as we already mentioned, that all important feature,



looking over nearby countryside



the en suite master bedroom

greenery and open space behind. It's a wonderful garden for busy people, plenty of room to enjoy but not so much that it becomes a burden to look after. getting that balance right is important and this is somewhere that you'll find yourself drawn to make use of.

To the front there is a garage and a parking space and the owners tell us there is always plenty of parking close by for visitors. Certainly, we parked right by the house with ease.

As for the area, well Chartham is on the edge of that beautiful city, Canterbury. History, shopping, sports and convenience, it's all there. Hi Speed train to St Pancras, road connections to London and the coast and of course you are close to Ashford and the International Station. Chartham village centre has an historic church dating back to the thirteenth century. There is a train station with services to London Victoria and Charing Cross. All around the area are lovely village pubs, walking trails and delightful countryside.

This is definitely a home to consider and one that can make a happy home for a long time.

Cosy yet spacious



This home is available for viewing by appointment through Graham John Estate Agents.

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Email: property@grahamjohn.com
www.grahamjohn.com



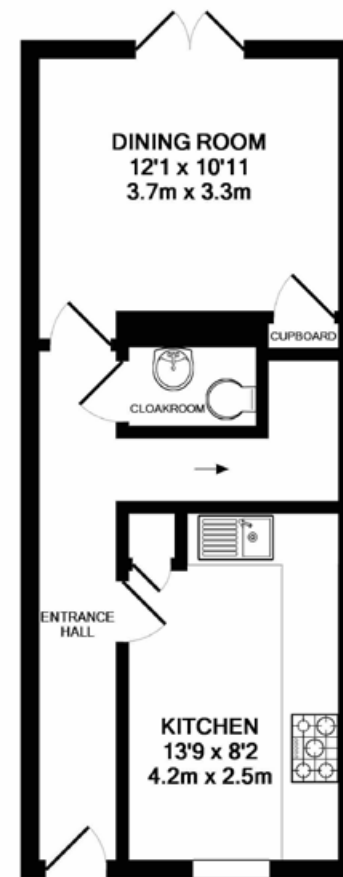


The kitchen looks to the front of the house and lets you see life, quiet as it is here, pass by.

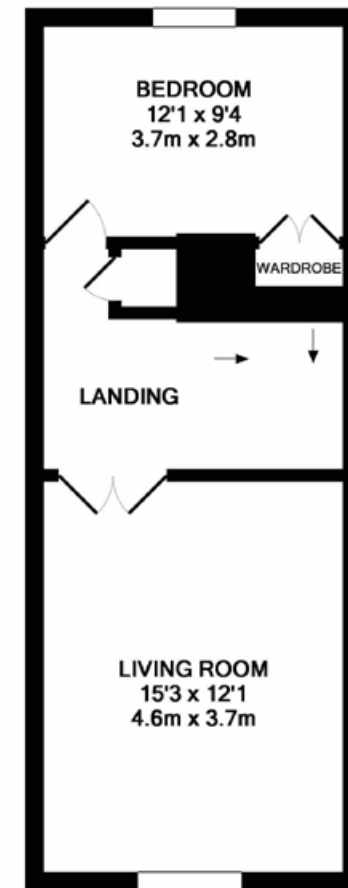
With kitchen and dining room on the ground floor the house works beautifully for entertaining. Throw open the doors to the garden and you add another dimension to the space. It's brilliant for having family and friends around and allows indoors and outdoors to flow as one.



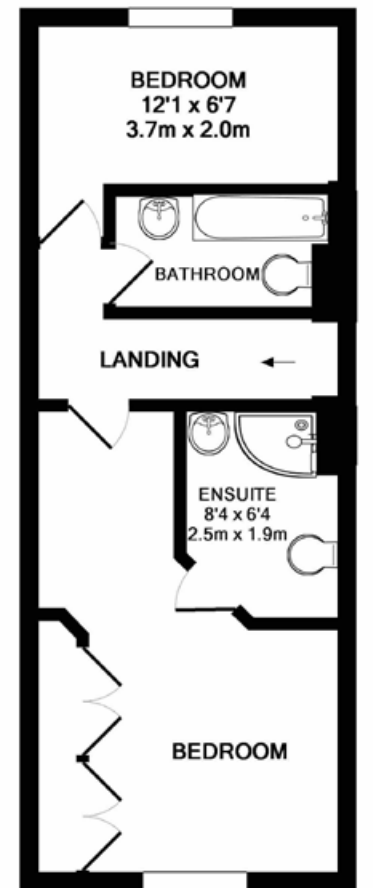
A great kitchen to cook in



GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



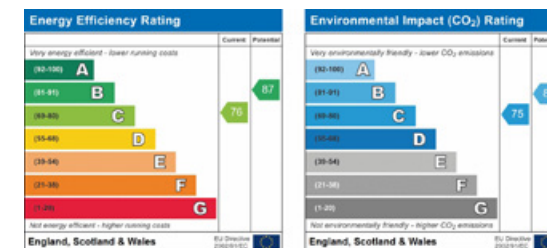
1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The owners lead busy lives and have kept the garden simple. Divided in two areas you have lawn and shrubs closer to the house

Coming home through the countryside adds a special dimension to living here and the views are never far away. There are plenty of places to explore

nearby and with Canterbury on your doorstep pretty much everything you need is to hand. ■

The patio at the rear of the garden is a great place to sit with a book and a glass of wine, somewhere to gather with friends.