



Charles Bainbridge



1 Hatch Lane, Chartham Hatch,  
Canterbury, Kent, CT4 7LP

£500,000













A unique, semi detached period house in an enviable setting enjoying substantial mature gardens and far-reaching views to the rear over neighbouring farmland and countryside. Historically the property has had a two-storey extension to the side and now provides comprehensive and versatile accommodation. On the ground floor there is a large, attractively fitted, kitchen dining room with adjoining utility room and a rear porch opening onto the garden. The main living accommodation incorporates a sitting room with fireplace which adjoins an open plan lower-level family room in turn overlooking and opening onto the garden. There is also a separate snug/sitting room. On the first floor are four bedrooms, one having an en-suite bathroom, plus the separate family bathroom. The property benefits from gas-fired central heating and part double glazed windows. A path leads through the front garden to the front door.

Vehicular access is gained onto a driveway providing parking, turning and access to the detached double garage. The garage has a remote-controlled electric roller door to the front, a pedestrian door to the rear garden, power, lighting and an open storage area to the side. From the house, the gardens incorporate attractive raised brick terraces ideal for seating and eating out with steps down to large areas of lawn with extensive mature beds well stocked with a variety of ground covering plants, flowering plants, shrubbery and mature small trees. To the rear of the house are two brick-built stores and there is an aluminum framed greenhouse.

The property is set just outside the village of Chartham. Chartham has a range of local facilities including general store, pubs, primary school and train station. The outlying countryside offers lovely walks and cycling. Canterbury itself is easily accessible and provides a comprehensive range of shopping and leisure facilities, a selection of primary and secondary schools, two universities and other colleges. The high-speed rail link is available from Canterbury west station to London St. Pancras with an estimated journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

Tenure: Freehold

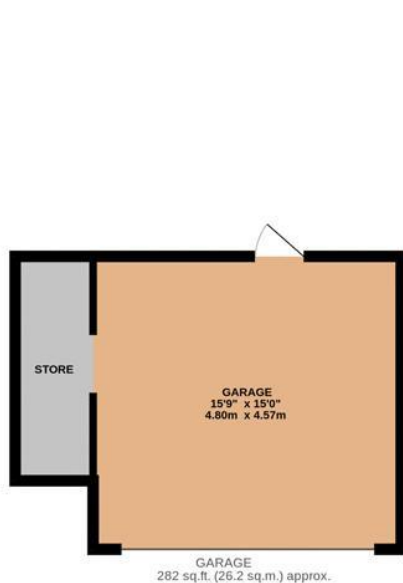
Council Tax Band: E

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,  
Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



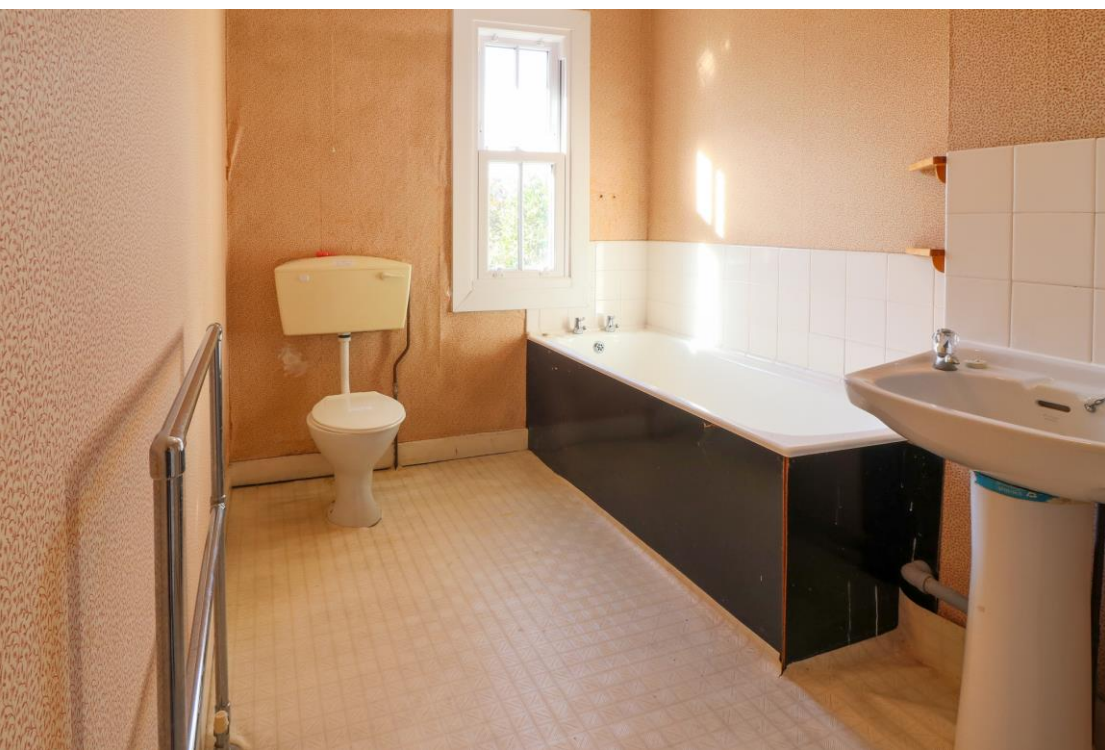
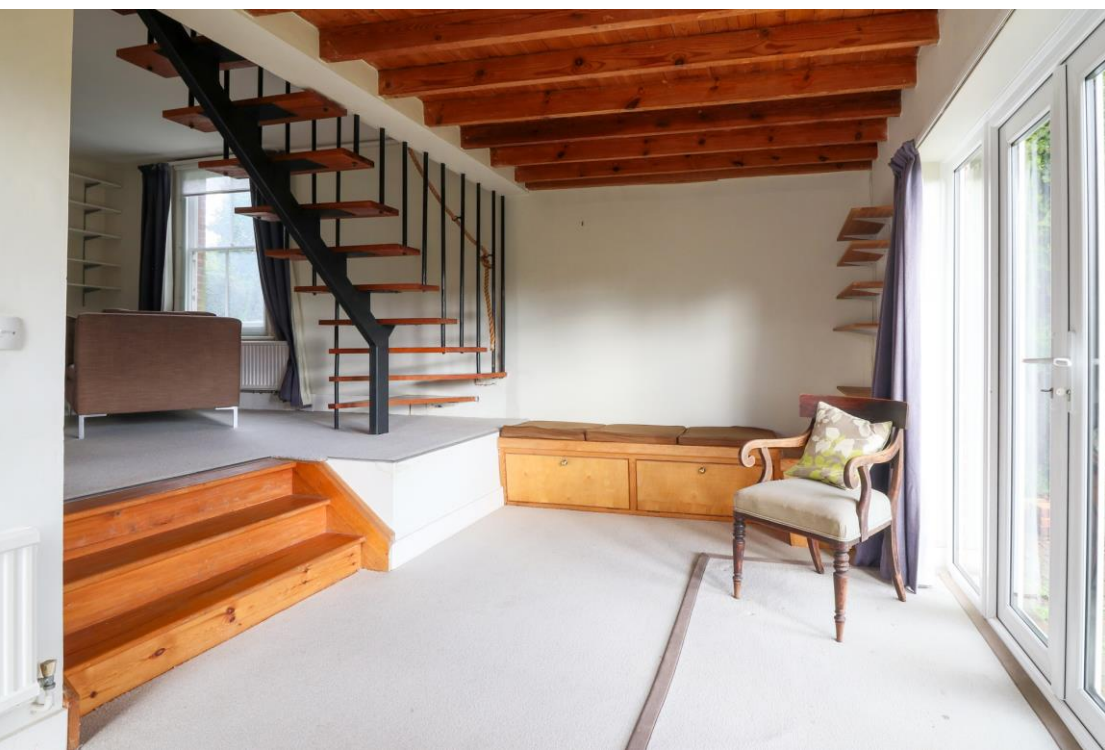




TOTAL FLOOR AREA : 1781 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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