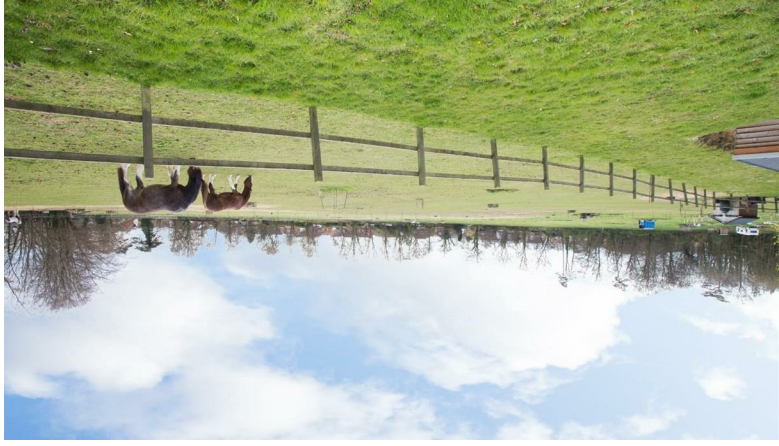


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-65)
Energy inefficient - higher running costs	D (45-54)
	E (39-54)
	F (21-38)
	G (1-20)
	38
	38



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
 01227 200600 e: [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)



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Approximate net internal area: 755.39 ft<sup>2</sup> / 70.15 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



**2 HILLSIDE PLACE COCKERING ROAD  
 CANTERBURY**



**2 HILLSIDE PLACE COCKERING ROAD  
 CANTERBURY**

**OFFERS OVER £285,000**

- Two Bedroom Bungalow
- Full of Character
- Allocated And Visitor Parking
- Well Presented Throughout
- Log Burner in Living Room
- Unique layout with Plenty of Charm
- Countryside Views
- Viewing Recommended

## LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford.

### LOCAL AREA

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

### SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and cafe bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

### TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## ABOUT

### \*IMMACULATE DETACHED TWO BEDROOM BUNGALOW IN BEAUTIFUL CHARTHAM\*

Miles and Barr are delighted to offer to the market this charming two bedroom detached bungalow in the picturesque village of Chartham. Previously stables and surrounded by countryside views and overlooking fields, this would be an ideal first time buy or downsize if you are looking to be on the outskirts of Canterbury. The accommodation comprises a newly added entrance porch, dining room, lounge, kitchen, shower room and two spacious bedrooms. Outside you will find lovely laid to lawn garden, with a summerhouse and a quaint patioed area. Every inch of this property is bursting with character, and it would make the perfect home for anyone who likes to think outside of the box. The property is well presented throughout and ready to move into. Other benefits include allocated and visitor parking spaces. Please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance Porch

Dining Room 16'3 x 11'5 (4.95m x 3.48m)

Kitchen 14'2 x 5'2 (4.32m x 1.57m)

Utility Room 5'1 x 5'2 (1.55m x 1.57m)

Shower Room 10'3 x 5'2 (3.12m x 1.57m)

Bedroom 11'5 x 11'1 (3.48m x 3.38m)

Living Room 16'7 x 11'3 (5.05m x 3.43m)

Bedroom 6'10 x 8'5 (2.08m x 2.57m)

WC 6'7 x 3'2 (2.01m x 0.97m)

External

Rear Garden

