



## Cross Keys Lodge Bolts Hill, Chartham

Offers Over £500,000



# Cross Keys Lodge Bolts Hill

Chartham, Canterbury

Miles and Barr are delighted to offer to the market this three-bedroom semi-detached cottage. Within walking distance to the train station, local village shop and bus stop, the property is set in the heart of the charming village of Chartham. This 16th Century, Grade II listed cottage offers lots of character and history and is the perfect house for those who are looking for something quirky and unique. The ground floor accommodation offers a spacious entrance hall presenting beams and character from the moment you walk in, the ground floor accommodation consists of a downstairs shower room, double bedroom to the front of the property, lovely spacious living room, separate dining room and kitchen. To the first floor you have two double bedrooms and the main family bathroom. This property also has the added benefit of off-street parking and separate garage to the rear of the beautifully presented garden. Please contact Miles and Barr to arrange your viewing.

- Quirky And Unique
- Lots Of Character And History
- Beautifully Presented Garden
- Separate Garage
- Council Tax Band: E
- In The Heart Of The Charming Village Chartham
- Three Bedrooms
- Off-Street Parking







### Entrance

### Lounge

Dimensions: 6.27m x 3.94m (20'07 x 12'11).

### Bedroom Three

Dimensions: 3.35m x 3.05m (11'0 x 10'0).

### Dining Room

Dimensions: 3.68m x 3.68m (12'01 x 12'01).

### Kitchen

Dimensions: 3.81m x 3.61m (12'06 x 11'10).

### First Floor

### Bedroom One

Dimensions: 4.29m x 3.30m (14'1 x 10'10).

### Bedroom Two

Dimensions: 3.61m x 3.58m (11'10 x 11'9).

### Bathroom

Dimensions: 2.39m x 2.11m (7'10 x 6'11).

### External

### Rear Garden

### Garage

Dimensions: 5.49m x 2.82m (18'0 x 9'03).

### Off Street Parking

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This

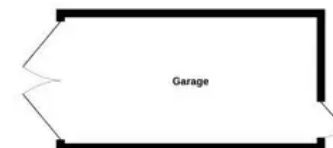
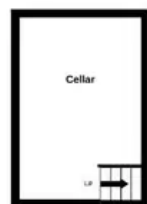


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TOTAL FLOOR AREA : 170.0 sq.m. (1829 sq.ft.) approx.

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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## Miles and Barr

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