



**8 NORTHDOWNS CLOSE
CANTERBURY**



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£360,000

- Detached Bungalow
- Three Bedrooms
- Sought After Village Location
- Spacious Living Accommodation
- Parking and Garage
- NO ONWARD CHAIN

ABOUT

DETACHED BUNGALOW IN SOUGHT AFTER LOCATION WITH NO ONWARD CHAIN!

Miles and Barr are delighted to present to the market this Three Bedroom Detached Bungalow in Old Wives Lees, a popular village in Canterbury. This bungalow has been well looked after by the current owners but could do with some modern updates.

In its current layout, this property consists of a spacious Lounge and Dining room, a Kitchen, Three Bedrooms and a Bathroom. Externally, there is a garden to the rear with off street parking and a garage to the front.

Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

LOCATION

SURROUNDING AREAS

The property sits in the semi-rural village of Old Wives Lees, high on the North Downs, in a designated Area of Outstanding Natural Beauty. The village is surrounded by orchards, hop gardens and arable fields and because of its elevated position it affords uninterrupted views over hills, woodlands and the Swale Estuary. It also has a weekly doctor's surgery, a village hall and bus service, together with easy access to the village of Chilham, with its picturesque period square, farm shop, primary school, sports centre, public houses and mainline station providing a link to HSR services to London. Canterbury (6 miles) offers extensive facilities including an excellent choice of schools in both sectors, universities and various colleges.

SPORT AND LOCAL AMENITIES

We are informed that the village enjoys a good community spirit and participates jointly with Chilham and Shottenden in a range of social and recreational activities along with several local clubs and societies. Other opportunities in the area include tennis, bowls, badminton at Chilham, golf at Scotland Hill's and county cricket at Canterbury, sailing on the coast and pleasant walks and rides over the various local footpaths. The ancient woodland of Perry Woods is also nearby, this offers some beautiful walking and extensive views over the Kent Downs.

COMMUNICATIONS

Chilham station (1.2 miles) provides a link to Canterbury West and provides the HSR service to London (St Pancras 56 mins). The property is also well placed for access to the A28 providing straightforward road journeys to Canterbury and Ashford. Ashford International (10.6 miles) provides links to London (St Pancras 36 mins) and the continent (Paris 1hr 52 mins).

DESCRIPTION

Entrance

Garage 18'05 x 8'10 (5.61m x 2.69m)

Lounge 18'07 x 11'05 (5.66m x 3.48m)

Dining Room 10'05 x 8'09 (3.18m x 2.67m)

Kitchen 9'10 x 9'04 (3.00m x 2.84m)

Shower Room 8'0 x 5'03 (2.44m x 1.60m)

Bedroom One 12'03 x 10'04 (3.73m x 3.15m)

Bedroom Two 11'01 x 8'11 (3.38m x 2.72m)

Bedroom Three 9'0 x 7'09 (2.74m x 2.36m)

External

Rear Garden

