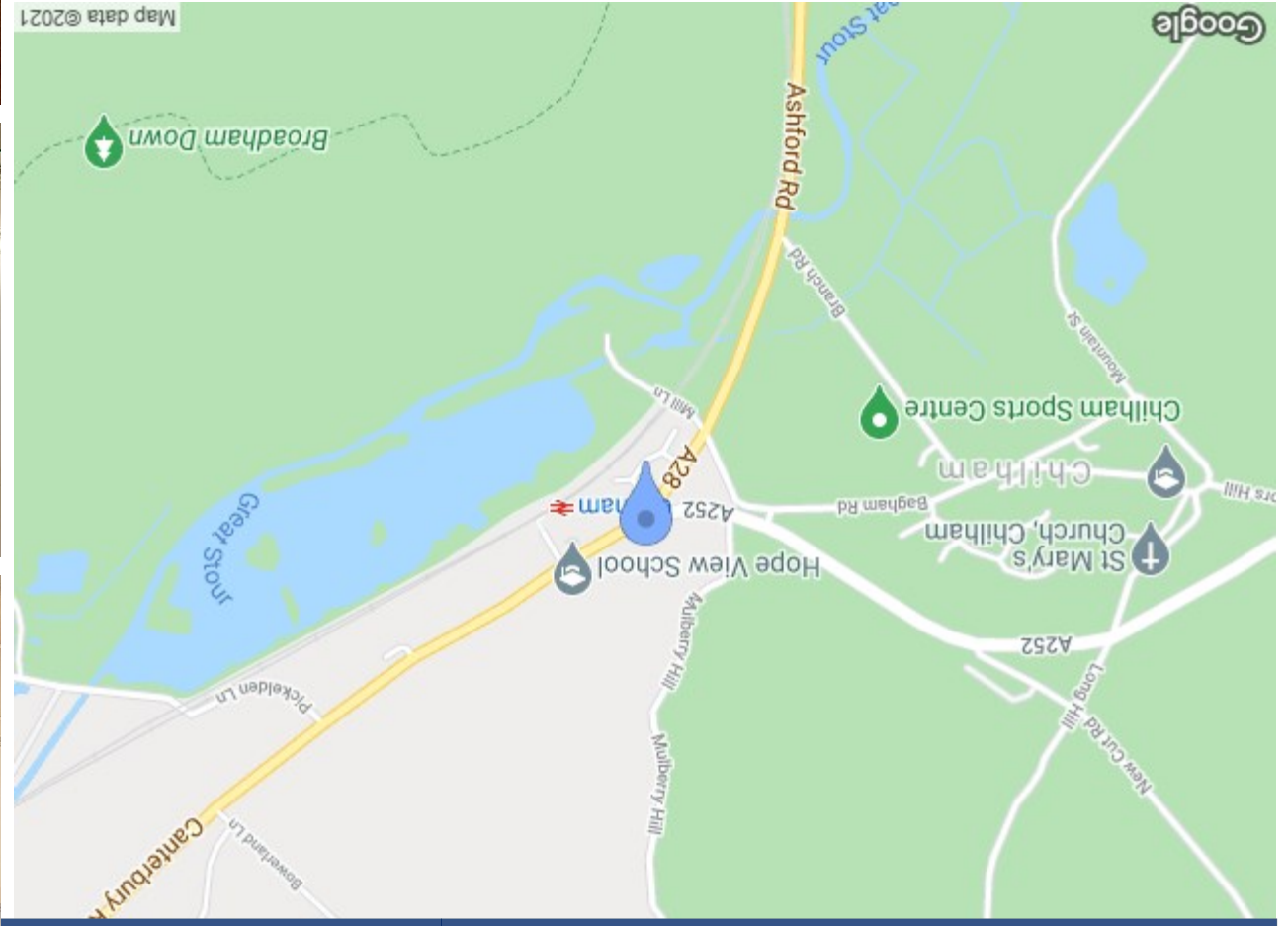


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient	B (81-91)
Energy efficient	C (69-80)
Decent	D (55-65)
Below average	E (45-55)
Below average - higher running costs	F (35-45)
Very poor	G (1-35)
Current	83
Target	93



**HAZLEWOOD COTTAGE 16 BAGHAM PLACE**  
**CANTERBURY**

**miles & barr**  
YOUR PROPERTY AGENT

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
t: 01227 200600 e: canterbury@milesandbarr.co.uk

**The Property Ombudsman**  
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**PROTECTED**



**HAZLEWOOD COTTAGE 16 BAGHAM PLACE**  
**CANTERBURY**

**£335,000**



- Three Bedrooms
- Stunning Family Home
- En Suite To Master
- Low Maintenance Rear Garden
- Quiet Cul-De-Sac Location
- Allocated Parking For Two Cars
- Immaculate Condition

## LOCATION

### LOCAL AREA

The property is situated within 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 café 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

Miles and Barr are delighted to offer to the market this three bedroom family home in a quiet Cul-De-Sac. The property is situated in the popular village of Chilham, which is just a short drive from Canterbury and Ashford and boasts a local pub and picturesque country side walks. The substantial family home comprises spacious entrance, lounge, kitchen/diner and WC on the ground floor. To the first floor is two double bedrooms and a single Bedroom, which the master benefits from an en suite. There is also a family bathroom. Outside benefits from a low maintenance landscaped garden. Additionally, you will find two allocated parking spaces next to the property. Please call Miles and Barr as the Sole Agent to arrange all viewings.

## DESCRIPTION

### Ground Floor

Lounge 14'7 x 11'10 (4.45m x 3.61m)

Kitchen/ Diner 21'10 x 13'6 (6.65m x 4.11m)

Cloakroom

### First Floor

Bedroom Three 10'3 x 8'3 (3.12m x 2.51m)

Bedroom Two 13'8 ` x 11'3 (4.17m ` x 3.43m )

Bedroom One 14'10 x 11'0 (4.52m x 3.35m)

En-suite Bathroom

Family Bathroom 6'05 x 7'09 (1.96m x 2.36m )

