



22 THE CRESCENT  
CANTERBURY

POA

- Spacious Four Bedrooms
- En Suite To Master
- Well Presented Throughout
- Popular Village Location

- Family Home
- Thoughtfully Extended
- Double Garage
- Short Drive To Canterbury And Ashford

## ABOUT

Miles and Barr are delighted to offer to the market this spacious four bedroom family home situated in the pretty village of Chartham. The village contains 3 shops, a recreation field and 2 pubs: The Local, which is 0.5 miles away and The Artichoke which is 0.8 miles away. The property has been thoughtfully extended by the current owners and offers spacious accommodation for a large family. The ground floor accommodation comprises Entrance, Reception/ Study, Kitchen/ Dining Area, Utility Room, WC and the Bright and Open Spaced Lounge to the rear. To the first floor is the Family Bathroom, Three Double Bedrooms, With the Master benefitting from an En Suite and One Single Bedroom. Outside offers a Driveway Parking, a large Double Garage and a Rear Garden, Mainly Laid to lawn, over looking beautiful views. The property is well presented throughout and ready to move in to, so please call Miles and Barr to arrange all viewings.

## 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 Beaney 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)."

## DESCRIPTION

### Entrance

WC 5'03 x 2'08 (1.60m x 0.81m)

Study 10'07 x 9'11 (3.23m x 3.02m)

Kitchen/Diner 11'01 c 21'01 (3.38m c 6.43m)

Utility Room 4'04 x 5'11 (1.32m x 1.80m)

Lounge 13'0 x 14'04 (3.96m x 4.37m)

### First Floor

Family Bathroom 4'07 x 7'03 (1.40m x 2.21m)

Bedroom Three 10'01 x 9'07 (3.07m x 2.92m)

Bedroom Two 12'07 x 11'01 (3.84m x 3.38m)

Bedroom Four 9'03 x 6'05 (2.82m x 1.96m)

Bedroom One 12'10 (3.91m)

En Suite 4'01 x 8'04 (1.24m x 2.54m)

### External

Rear Garden



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)