



Old Garden Court, Chartham
Asking Price: £650,000

Old Garden Court

Chartham

Located within the sought after and peaceful setting of Old Garden Court, this impressive five bedroom detached home offers nearly 2,600 sq.ft of beautifully designed living space, perfectly suited for modern family life. Built in the early 2000s on the historic grounds of the former St. Augustine's Hospital, a notable landmark now sympathetically converted. This property benefits from a blend of traditional charm and contemporary convenience.

Set back from the road with a wide driveway and a double garage, the home makes a striking first impression. Upon entering, you're greeted by a spacious and welcoming entrance hall that sets the tone for the generous proportions found throughout. The ground floor has been carefully configured to maximise space and natural light, offering different reception areas that allow for both relaxed living and formal entertaining.

At the front of the property is a bright and elegant dining room, featuring a bay window that floods the space with light. Towards the rear, the family room opens directly onto the beautifully landscaped, south facing garden via French doors, making it the perfect setting for summer gatherings or peaceful afternoons.

Adjacent to the living room is the contemporary kitchen and breakfast area, recently upgraded to include a stylish central island, high quality cabinetry, and integrated appliances. A separate utility room provides additional storage and laundry space, and also offers direct access to the garden.

Completing the ground floor is a spacious 22ft sitting room, also with French doors to the rear garden, along with a separate study or playroom, and a generously sized cloakroom which could easily serve as a guest WC or potential shower room.

Upstairs, a grand landing area leads to five well proportioned double bedrooms, offering flexible accommodation for families of all sizes. The principal suite includes fitted wardrobes and a private en suite bathroom shower room. The remaining bedrooms share access to a stylish family bathroom.





The rear garden is a standout feature of this home: a large, sun drenched, south facing outdoor space, beautifully maintained with new extended patio and ideal for both children and adults alike.

Located just a short drive from Canterbury and within easy reach of reputable schools and amenities, this exceptional home offers the perfect combination of space, privacy, and convenience in a highly desirable village setting.

EPC Rating B

Location Summary

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.

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 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 recently refurbished 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.

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).



Entrance Hall

Study

9'8" x 8'4" (2.95m x 2.54m)

Living Room

20'1" x 12'7" (6.12m x 3.84m)

Dining Room

13'5" x 11'2" (4.1m x 3.4m)

WC

Kitchen

13'7" x 11'10" (4.14m x 3.6m)

Utility Room

Family Room

12'4" x 11'6" (3.76m x 3.5m)

First Floor

Bedroom

12'8" x 9'5" (3.86m x 2.87m)

Bedroom

12'2" x 12'1" (3.7m x 3.68m)

Bathroom

Bedroom

11'4" x 9'10" (3.45m x 3m)

Bedroom

9'8" x 8'4" (2.95m x 2.54m)

Bedroom

16'1" x 12'9" (4.9m x 3.89m)

Ensuite Bathroom

External

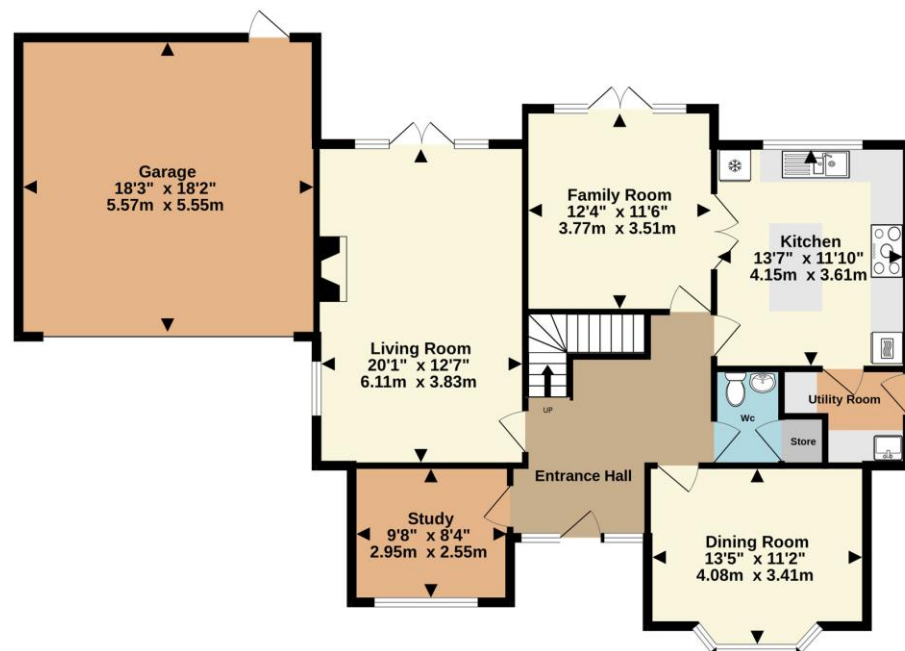
Rear Garden

Double Garage

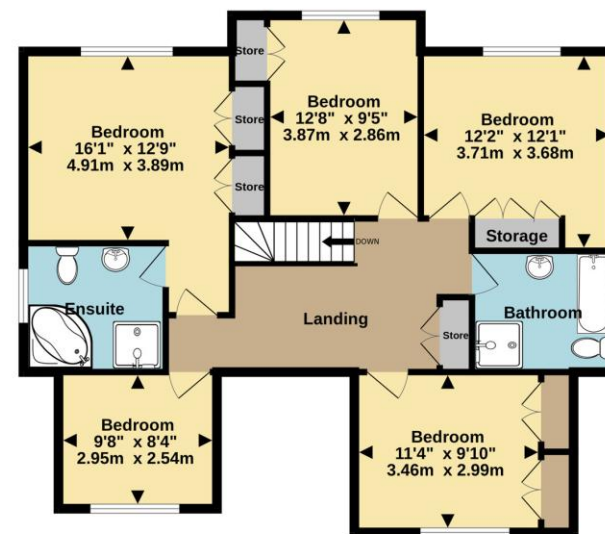
Driveway



GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 sq.m.) 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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