



The Downs, Cockering Road
Asking Price: £295,000

The Downs

Cockering Road

Miles & Barr are delighted to offer to the market this charming two bedroom mid terrace character cottage, believed to date back to the 1890s and situated in the popular village of Chartham. Offering a lovely combination of period character and modern improvements, the property would make an ideal first time purchase, investment or home for those looking for a village lifestyle.

The ground floor opens into a spacious lounge/diner, with impressive high ceilings creating a bright and welcoming main living space. To the rear is a separate kitchen, which has been improved by the current owners and benefits from a new dishwasher. There are also new front and rear doors, with the rear providing direct access towards the garden.

Upstairs, the property offers two bedrooms, comprising a good sized master bedroom with fitted wardrobes and a second bedroom with a built-in wardrobe. The family bathroom was replaced and updated last year, providing a modern and practical suite. There is also a particularly generous loft space, offering excellent potential for storage and further versatility, subject to any necessary permissions and consents.

Outside, the rear garden has been thoughtfully improved, beginning with a newly laid patio area and new fencing before continuing to an elevated lawned section. A separate studio/summer house sits within the garden and benefits from power and lighting, making it a useful space for a home office, hobby room or additional storage. The studio roof has also been replaced.

The property has seen a number of further improvements in recent years, including a new boiler installed in 2024, new windows upstairs, redecoration throughout and replacement front and rear doors. The patio and fencing have also been renewed, while new fitted wardrobes provide useful additional storage.

The property also benefits from allocated parking, situated in a car park just around the corner, while additional on-street parking is available to the front.

EPC Rating: D





Entrance Hall

Lounge/ Diner

21'6" x 15'5" (6.55m x 4.7m)

Kitchen

16'3" x 6'10" (4.95m x 2.08m)

First Floor

Bathroom

Bedroom

10'6" x 7'5" (3.2m x 2.26m)

Bedroom

10'7" x 8'10" (3.23m x 2.7m)

External

Garden

Allocated Parking





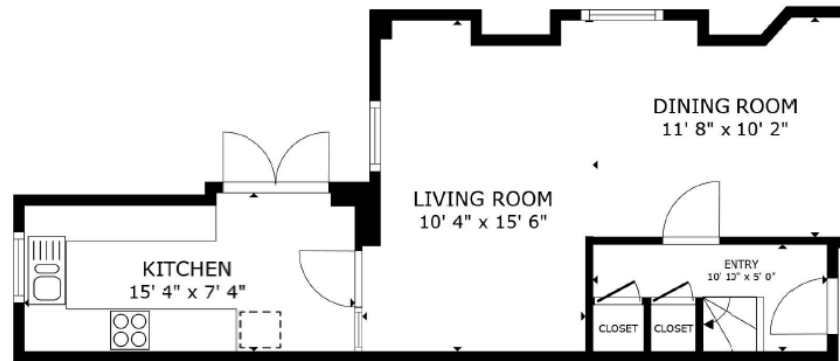
Location Summary

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.

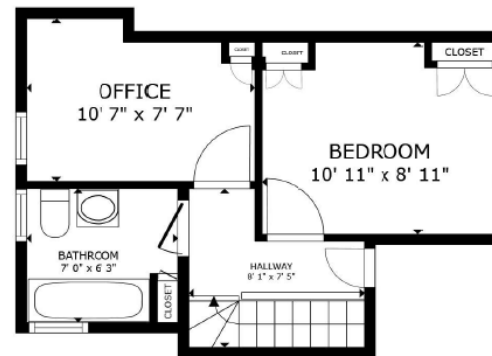
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular 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).





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 431 sq.ft. FLOOR 2 273 sq.ft.
TOTAL: 703 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. If an offer is accepted on a property marketed by Miles & Barr, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.