

Little Copse Close, Chartham

Guide Price: £550,000 – £600,000

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Little Copse Close

Chartham

Beautifully presented and arranged over three floors, this impressive five-bedroom family home is tucked away in a quiet cul-de-sac in the highly regarded village of Chartham, making it an ideal choice for families seeking space, comfort and a desirable location. The property benefits from a double garage, additional driveway parking and attractive front and rear gardens to enjoy throughout the year.

Upon entering, you are welcomed by a spacious entrance hallway, leading through to a generous lounge on the left-hand side of the property. This inviting living space benefits from French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

The beautifully maintained rear garden offers an ideal setting for relaxing and entertaining throughout the seasons. A dedicated seating area beneath a covered pergola provides the perfect spot for outdoor dining, while direct access to the double garage adds further convenience.

The ground floor also boasts a modern fitted kitchen with fully integrated appliances, complemented by a separate utility area. Leading directly from the kitchen, the dining room offers flexibility to suit your lifestyle, with doors allowing the space to be closed off for more formal occasions or opened up to create a more open-plan feel.

The first floor accommodates three of the property's five double bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining two bedrooms are served by a contemporary family bathroom, complete with both a bath and a separate shower.

On the top floor, you will find two further generously proportioned double bedrooms, one of which benefits from an additional en-suite bathroom. This versatile upper level offers excellent flexibility for growing families, guests or those requiring dedicated home-working space.

EPC Rating C













Entrance Hall

Living Room
20'3" x 10'10" (6.17m x 3.3m)

WC

Dining Room
11'7" x 10' (3.53m x 3.05m)

Kitchen/ Breakfast Room
11'7" x 10'3" (3.53m x 3.12m)

Utility Room
6'7" x 5'6" (2m x 1.68m)

First Floor

Bedroom
20'3" x 10'10" (6.17m x 3.3m)

Ensuite Bathroom

Bathroom

Bedroom
11'7" x 10'7" (3.53m x 3.23m)

Bedroom
11'7" x 9'8" (3.53m x 2.95m)

Second Floor

Bedroom
16'7" x 10'10" (5.05m x 3.3m)

Ensuite Bathroom

Bedroom
16'7" x 15'3" (5.05m x 4.65m)

External

Garden

Garage

Driveway



Location Summary

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. The surrounding countryside also offers access to some lovely woodland walks, providing an ideal opportunity to enjoy the surrounding natural environment. Chartham railway station is nearby and is just 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 historic city of Canterbury, with its excellent range of amenities, including the High Street, a 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, a lovely area of boutique-style shops, cafés, 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 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.

Canterbury has two mainline railway stations, with Canterbury West offering a high-speed service to London St Pancras in approximately 56 minutes. 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 and A299 (Thanet Way), linking London and the coastal towns respectively. Ashford International is approximately 15.4 miles away, offering a high-speed service to London St Pancras in approximately 38 minutes.



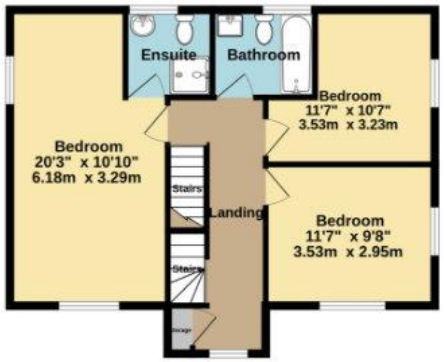




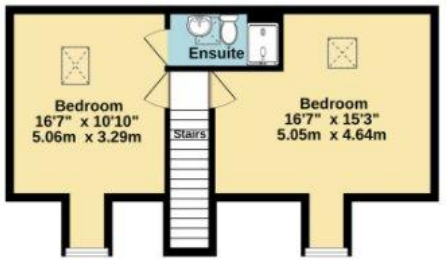
Ground Floor



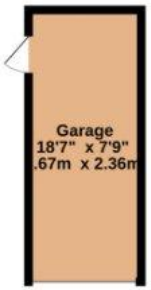
1st Floor



2nd Floor



Garage



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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