

Primrose Villas, Howfield Lane, Chartham Hatch

Asking Price: £500,000

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Primrose Villas, Howfield Lane

Chartham Hatch

Set within the picturesque village of Chartham Hatch, this beautifully presented four bedroom Victorian semi detached home offers an excellent combination of period character and contemporary living. With approximately 1,500 sq. ft. of accommodation, two reception rooms, a stunning south facing garden and driveway parking, this is a fantastic family home in a sought after village setting. The property has been thoughtfully updated by the current owners, retaining many of its original features while introducing modern finishes throughout. Exposed wooden floorboards, traditional fireplaces, stripped pine doors and attractive detailing all contribute to the character of this charming home.

Upon entering, you are welcomed through an entrance lobby into the spacious open plan kitchen/dining room, which forms a wonderful central space for everyday family living and entertaining. The kitchen benefits from a range of fitted units and integrated appliances, while French doors open directly onto the rear garden, allowing plenty of natural light into the room.

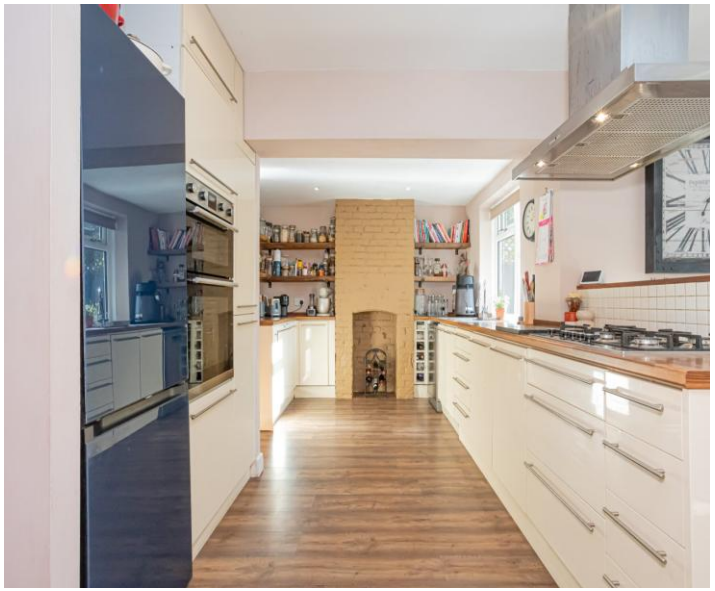
The ground floor also offers two separate reception rooms, providing excellent flexibility. The snug features exposed wooden floorboards, a wood burning stove and an attractive staircase, creating a cosy space for relaxing. The main sitting room is particularly impressive, with a bay window, parquet flooring, contemporary shutters and a further wood burning stove, adding warmth and character.

Upstairs, the first floor offers four well proportioned bedrooms, including the principal bedroom which benefits from fitted wardrobes and a modern en suite shower room. The remaining bedrooms are served by a stylish family bathroom, complete with a traditional roll top bath and separate shower enclosure.

Externally, the south facing rear garden is a real highlight, extending approximately 80ft and having been beautifully landscaped. A raised decked terrace provides an ideal space for outdoor dining and entertaining, while the lawn is complemented by established planting and attractive borders. Towards the end of the garden is a recently added insulated summer house that is served by wired high speed wifi and has power and lighting, making it an excellent home office, art studio or hobby space. There is also a separate storage shed. To the front, the property benefits from driveway parking for two vehicles.

EPC Rating D













Porch

Kitchen
17'9" x 9'10" (5.4m x 3m)

WC

Dining Room
11'10" x 12'7" (3.6m x 3.84m)

Snug
13' x 13'7" (3.96m x 4.14m)

Living Room
13' x 10'10" (3.96m x 3.3m)

First Floor

Bedroom
12'8" x 10'10" (3.86m x 3.3m)

Bedroom
8'9" x 7'11" (2.67m x 2.41m)

Bathroom

Bedroom
8'4" x 10'5" (2.54m x 3.18m)

Bedroom
11'10" x 15' (3.6m x 4.57m)

Ensuite Bathroom

External

Garden

Summer House
11'3" x 9'7" (3.43m x 2.92m)

Driveway



Location Summary

Chartham Hatch is the northern upper part of the Chartham village, also known as a hamlet, of approximately 200 houses. It is surrounded by small woods and its orchards of apples and pears. Village Hall, formerly the school, and is located less than 4 miles from the University of Kent.

There is a daily, dedicated, bus service to a good primary school in Chartham village. The famous North Downs Way passes through the village. Chartham is a village and civil parish in the Canterbury district of Kent, England.

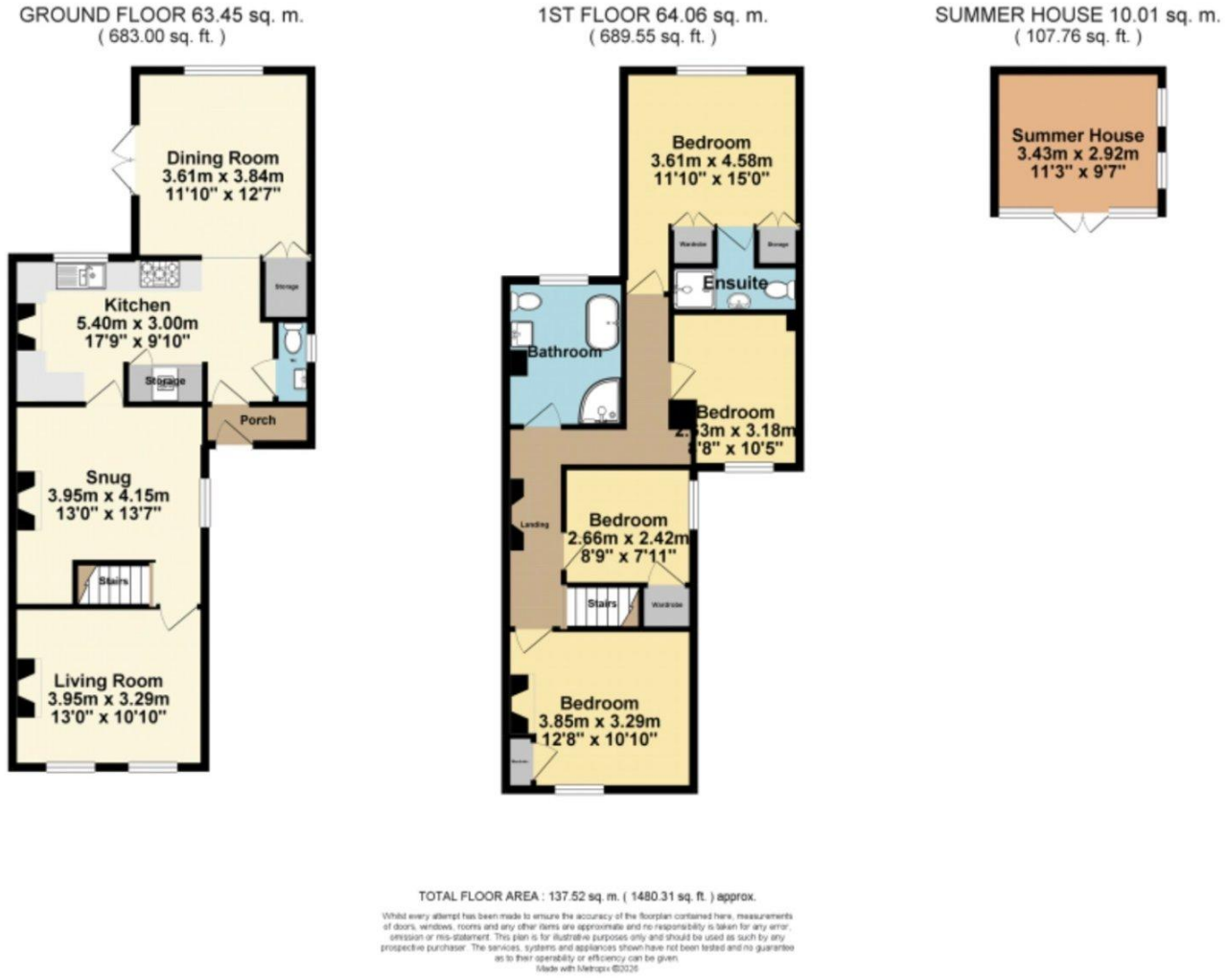
It is situated on the Ashford side of the city, and is in the North Downs area of Outstanding Natural Beauty, 2.3 mi (4 km) south west of Canterbury, England. The Great Stour Way path passes through the village. There are numerous arable farms and orchards in the parish.

The village has an unstaffed station, Chartham, and has recently upgraded its staffed level crossing to an automatic barrier. It has an outlying locality sharing in many of the community resources, Chartham Hatch.









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