

hobbs parker

The Villages

41 Shalmsford Street Chartham

LOCAL VILLAGE PROPERTY

41 Shalmsford Street

Chartham
Canterbury, Kent CT4 7RS

"A key highlight of the home is the large garden, offering wonderful open views towards a picturesque lake".

An excellent end-terrace family home set in the popular village of Chartham, featuring off-street parking, spacious accommodation, and a substantial rear garden enjoying far-reaching views across open farmland and a picturesque lake. Planning permission is in place for the construction of a garden cabin measuring 8m x 3.5m.



The property has been very well maintained by the current owners and is presented for sale in good condition throughout. Key features include a spacious kitchen to the rear of the house, which opens directly onto the garden and enjoys lovely views. The principal bedroom on the first floor is double aspect, overlooking both Shalmsford Street and Thruxted Lane.

To the front of the property, there is off-street parking for two vehicles.

The rear garden extends approximately 200 feet and widens towards the far end. It is predominantly laid to lawn and benefits from an open aspect, as one boundary fence has been removed to maximise the outlook, although this could be reinstated if required.

At the far end of the garden is a patio area with ample space for outdoor dining, providing an excellent vantage point to enjoy the stunning rural views.











Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

Chartham is a picturesque village set along the Great Stour River, offering rural charm, rich historical significance, and attractive Kentish countryside.

Located just a few miles southwest of Canterbury, it is a popular residential choice for those seeking a tranquil lifestyle while remaining close to the city.

The village has ancient origins, with nearby Roman and early medieval sites, and is home to the historic St Mary's Church. Residents enjoy easy access to outdoor leisure along the river, as well as convenient rail connections from Chartham station to Canterbury and Ashford, where HS1 services provide direct links to London St Pancras.

Additional information

Planning Permission – Planning permission was granted by Canterbury City Council on the 27th August 2025 under ref: CA/25/00953 for the erection of a new garden building. Full details of this are available on the Planning Portal or by contacting Hobbs Parker. Mains drainage

Mains electricity

Mains water

Mains gas fired central heating via modern boiler, c 3years old.

Council Tax (existing property)* – Band C

Tenure* – Freehold

Flood Risk* - Very Low

Broadband* – Yes, Superfast available.

Mobile Signal Coverage* – Yes (OfCom)

Agents Note – The property currently has only a part of a boundary fence with the adjoining property's garden. This is a personal decision between neighbours but could be rectified at the point of sale. Please discuss this further post-viewing.

**Data from 'Sprift' via On The Market.*

Directions

Sat Nav CT4 7RS

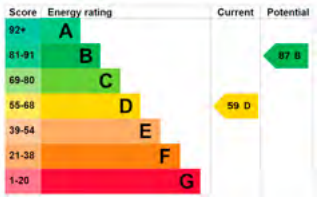
Alternatively, the What Three Words website will take you to the property:

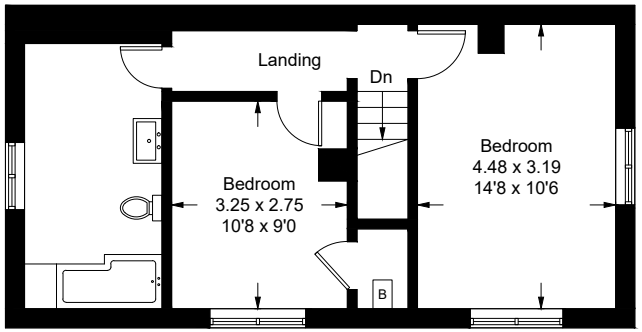
https://w3w.co/spice.wakes.incursion



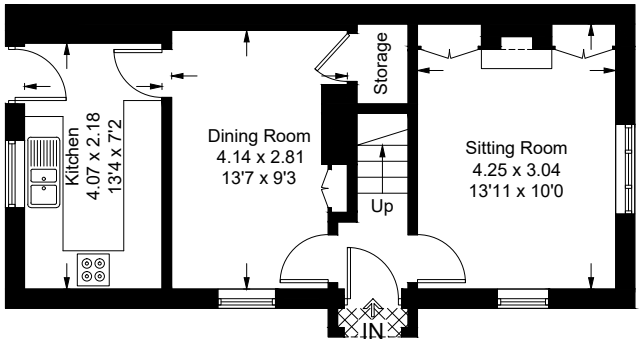


41 Shalmsford Street, Chartham, Canterbury

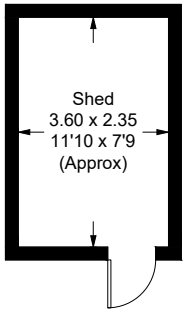




First Floor - 41.2 sq m / 443 sq ft



Ground Floor - 38.6 sq m / 415 sq ft



Outbuilding
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 79.8 sq m / 858 sq ft
Shed = 8.5 sq m / 91 sq ft
Total = 88.3 sq m / 949 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271827)
www.bardenvisuals.co.uk





OnTheMarket
Regulated by RICS
rightmove
www.**hobbsparker**.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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