



Carthage, 37 The Downs
Cockering Road | Chartham | Canterbury | Kent | CT4 7PU

FINE & COUNTRY



Step inside

Carthage

Blink and you could miss turning into the very long private road access off Beech Avenue that only leads to and is owned by two properties including this delightful detached Victorian family home adjacent to farmland. It looks like a child's vision of a house with symmetrical windows and a central front entrance and is believed to have originally been built around 1860. It subsequently fell into disrepair and became derelict but was rescued by the current owner in 2001 and totally renovated from the cellar to the roof. While recently it has yet again been refurbished and redecorated so is just ready for new owners to walk straight into without having to do anything but install their furniture.

A south facing decked patio, bordered by high hedging, a large lawn and mature trees, leads to the trellis style porch and front door that opens into the hallway. This has access to the basement/cellar, the rear pergola covered terrace and the charming study with an ensuite cloakroom, which is very useful for anyone working from home. You can immediately see anyone coming down the drive and business visitors do not need to venture into the private part of the home.

There is a spacious kitchen with a range cooker and shaker style wood fronted units housing a fridge and a dishwasher and a peninsular breakfast bar as well as a large dining area with pine flooring, a modern raised living flame gas fire and a bay window with French doors to the rear terrace. While the good sized living room also features French doors to the terrace and a coal effect gas fire. The basement has vinyl flooring and has been upgraded to include a utility area with a freezer and laundry facilities.

The first floor galleried landing has access to the large boarded loft and leads to a family bathroom and four double bedrooms including one with dual aspect and views over the fields, another with a fireplace while the first bedroom has a wall of fitted back lit cupboards and an ensuite shower room.

Outside there is a pathway that runs around one side of the property bordered by a colourful flowerbed. It leads to the rear terrace with the vine covered pergola that continues to the parking area on the other side of the house. The path also runs down to a pedestrian gate that opens onto Cockerling Road and was the historical entrance to the property. Which is why the original arched front entrance with period Pugin style floor tiles is now the rear of the house.





Seller Insight

“It was a real 'labour of love' rescuing this property and bringing it back to its former glory. We love the secluded location and the character of the house and it has been a great place to live but we plan to spend most of our time abroad in the future and hope a new family will enjoy everything we have done to create a lovely home. However, it would be possible to increase the living accommodation even further, subject to planning permission, by utilising the large loft space and/or adding an extension onto the side of the property as there is sufficient additional off road parking adjacent to the front of the house.

Chartham is a delightful village with a good primary school, a convenience store, post office and hairdresser as well as the Local and Artichoke pubs, the station and the Chartham Vinery.

The historic city of Canterbury is nearby and includes a plethora of ancient buildings, lovely pubs, restaurants and two theatres as well as a variety of high street stores and independent shops, recreational facilities such as a golf course and sports centre and two mainline stations including Canterbury West with the high speed train that will get you to London in under an hour. It also has excellent grammar schools as well as top class public schools and three universities. While there is easy road access London or Folkestone and Dover for trips to the Continent.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Chartham station	0.7 miles
Ashford International	12.1 miles
Canterbury	2.8 miles
Channel Tunnel	15.7 miles
Dover Docks	21.6 miles
Gatwick	66.4 miles
Charing Cross	64.2 miles

By train from Chartham	
Ashford International	16 mins
Canterbury West	6 mins
London Charing Cross	1hr 38 mins
London Victoria	1hr 37 mins
Canterbury West to St Pancras	55mins
Ashford to St Pancras	36 mins

Leisure Clubs & Facilities

Kingsmead Leisure Centre	01227 769818
Chilham Sports Centre	01227 730233
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Chilham Mill Angling	07748 767882
St Lawrence Cricket Ground	01227 473612

Healthcare

Chilham Surgery
Old School Surgery
Kent and Canterbury Hosp
Chaucer Hospital
William Harvey Hospital

Education

Primary Schools:
Petham Primary School
Chartham Primary
Kent College Junior
St Edmunds Junior
Kings Junior
Ashford Prep
Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds
Ashford School

01227 731210
01227 738282
01227 766877
01227 825100
01233 633331

01227 700260
01227 738225
01227 762436
01227 475600
01227 714000
01233 625171

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000
01233 625171

Entertainment

Artichoke	01227 738316
The Local	01227 738080
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

Local Attractions / Landmarks

Chilham Castle gardens and parkland
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Chartham Winery



GROUND FLOOR

Entrance Hall	
Kitchen	11'9 x 11'8 (3.58m x 3.56m)
Dining Area	16'0 x 11'9 (4.88m x 3.58m)
Study	8'11 x 7'0 (2.72m x 2.14m)
Cloakroom	
Living Room	16'9 x 11'2 (5.11m x 3.41m)
Rear Porch	

BASEMENT

Cellar	11'9 x 5'9 (3.58m x 1.75m)
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FIRST FLOOR

Landing	
Bedroom 4	11'6 x 7'4 (3.51m x 2.24m)
Bedroom 2	12'4 (3.76m) narrowing to 11'2 (3.41m) x 9'0 (2.75m)
Bedroom 1	15'10 x 9'1 (4.83m x 2.77m)
En Suite Shower Room	
Bedroom 3	11'6 into fitted wardrobes x 11'3 (3.51m x 3.43m)

OUTSIDE

Garden
Driveway

Council Tax Band: E
Tenure: Freehold



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