



CHILHAM

Guide Price: £525.000 Freehold

Braidwood
Pilgrims Lane
Chilham
Canterbury CT4 8AB

Description

Braidwood is a lovely, spacious two double bed roomed detached bungalow, with garage, which has been in the same family for over 20 years.

Construction is red brick with double glazed windows and doors, timber storm porch, under hipped tiled roof.

The property is beautifully presented, with modern fitted kitchen, bathroom, stylish wood flooring which sweeps mainly through the ground floor, complimented carpeting.

The property has lovely grounds and occupies a generous plot of just over 0.5 of an acre and boasts stunning views.

Features

- **Entrance hall:** wood flooring, attractive arch.
- **Inner hall:** carpets and loft hatch.
- **Sitting/dining room:** double aspect room with pretty bay window overlooking the rear gardens, feature fireplace, wood flooring in the dining area and coved ceilings.
- **Kitchen:** attractive range of white base and wall mounted cabinets, electric oven and ceramic hob, extractor, dishwasher, built in fridge/freezer, double glazed side door and wood flooring, tiled walls.
- **Bedroom 1:** Range of built-in wardrobes, bay window overlooking the rear garden, wood flooring.
- **Bedroom 2:** built-in wardrobes, double glazed window to the side.
- **Family bathroom:** panelled bath, separate shower unit, WC, hand basin set in vanity unit, chrome fitted tiled walls.
- **Gardens:** sun terrace, mainly laid to lawn, mature trees, shrubs, garden shed and greenhouse.
- **Garage:** single timber framed garage.

Outside

The property is approached off Pilgrims Lane via timber gates which lead to garage and front entrance. The garden is lawned with mature trees.

The rear garden is of a generous size just over half of an acre, which are lawned with mature trees and shrubs, greenhouse and garden shed, sun terrace, and enclosed with mature hedge and fenced boundaries.



Situation

The property is located in a private lane, a little over a mile from the medieval village square of Chilham, with its stunning Castle and beautiful historic building. Many homes in the centre are listed, featuring half-timbered, medieval architecture, along with St Mary's church, a grade I listed building which is mentioned in the Domesday book of 1086.

The delightful village benefits from several everyday amenities, including public houses and cafés, shop and post office, sports hall and recreational ground, tennis club, local farm shop, garage and a primary school.

Chilham is situated mid-way between Canterbury and Ashford, both of which offer a wealth of shops, supermarkets, amenities and leisure facilities together with well-regarded schools in both the private and state sectors.

Transport links are also good with Chilham mainline railway station providing direct services to London Charing Cross and High-Speed services to London St Pancras via Ashford International Station.

The M20/M2 and M25 motorway networks provide easy access to Maidstone and London to the west and Eurotunnel and the port of Dover to the east which both provide services to the continent.

Property Information

Services : all main services are connected

Council Tax Band : D

Local Authority : Ashford

Viewings: Strictly through Whitney Homes.

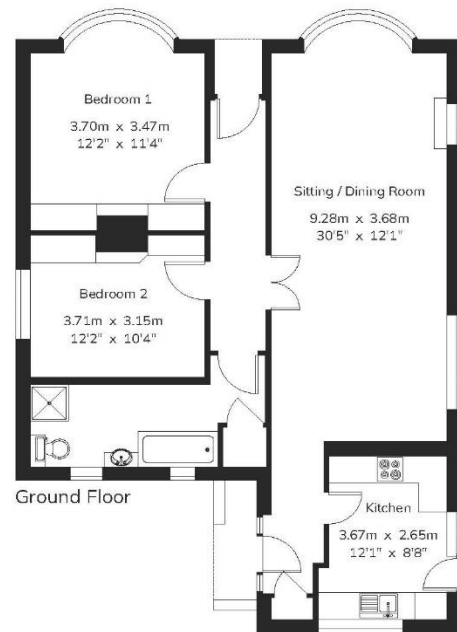
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Braidwood

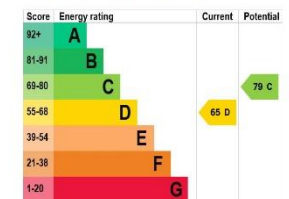
Gross Internal Area : 93.4 sq.m (1005 sq.ft.)



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see how to improve this property's energy efficiency.



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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