



**4 Bagham Cross Cottages Bagham Cross, Chilham**  
**£375,000**

# 4 Bagham Cross Cottages Bagham Cross

Chilham, Canterbury

A charming two-bedroom cottage, sitting in tranquil countryside in the village of Chilham, enjoying farmland views, characterful features and driveway parking whilst within easy access of Canterbury and Ashford.

Council Tax band: D

Tenure: Freehold

- Charming two-bedroom cottage
- Beautiful position overlooking farmland
- Driveway providing off street parking for two cars
- Four-piece bathroom suite
- Characterful features throughout including decorative fireplaces & exposed floorboards/beams
- Log burner
- Shutters fitted to each window
- 0.3 miles (7 minutes) walking distance to Chilham Station
- 6.6 miles to Canterbury & 9 miles to Ashford



## Lounge

11' 2" x 12' 10" (3.41m x 3.90m)

Wooden door to front, window to front enjoying views across farmland and internal shutters, feature fireplace with inset log burner and oak beam mantle, recess cupboard, panel radiator and wood flooring. Opening to the Dining Room.

## Dining Room

9' 10" x 12' 10" (2.99m x 3.90m)

Window to the rear with internal shutters, stairs to the first floor with under-stairs storage cupboard, door to the kitchen, panel radiator and wood flooring.

## Kitchen

11' 1" x 6' 9" (3.39m x 2.05m)

Window to the rear overlooking the garden, door to the outside. Fitted comprising a range of wall and base units with work surfaces, inset stainless sink with drainer, built-in electric oven, 4 burner gas hob and extractor hood above, plumbing and space for a dishwasher, plumbing and space for washing machine, space for fridge/freezer. Tiling to the splash back and floor.

## First Floor Landing

Doors to bedroom 1 and bathroom, stairs leading up to the second floor. Exposed wood floorboards.



### **Bedroom 1**

11' 3" x 11' 1" (3.43m x 3.39m)

Window to the front enjoying views across farmland and internal shutters, decorate feature fireplace, built-in recess wardrobes, panel radiator and exposed floor boards.

### **Bathroom**

Four-piece bathroom suite comprising a quadrant walk-in shower, free-standing roll top bath, close-coupled WC, wash hand basin with vanity unit, wall paneling to shower enclosure, vinyl flooring. Chrome towel radiator. Window to the rear with internal shutters.

### **Second Floor Bedroom**

10' 8" x 12' 10" (3.24m x 3.90m)

Window to the side, vaulted ceiling with exposed beams, eaves storage, panel radiator. Carpet laid to the floor and stairs.

### **Services**

Mains water, drainage, gas and electricity. EPC rating: E (49). Local Authority: Ashford Borough Council. Council Tax Band: D

### **Location Finder**

what3words:///paves.ethic.soaks

### **Front Garden**

### **Rear Garden**

### **Driveway**

2 Parking Spaces

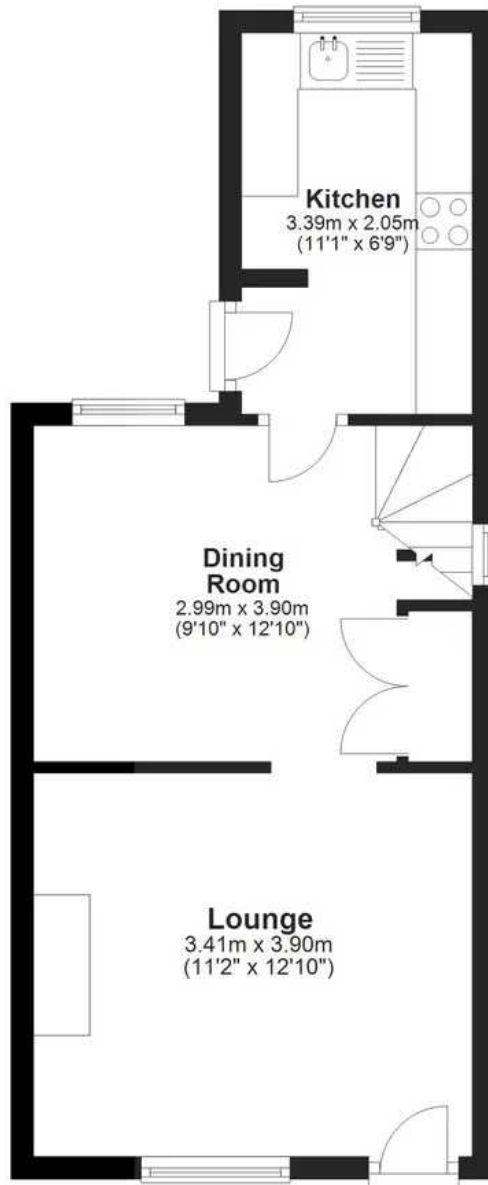






## Ground Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



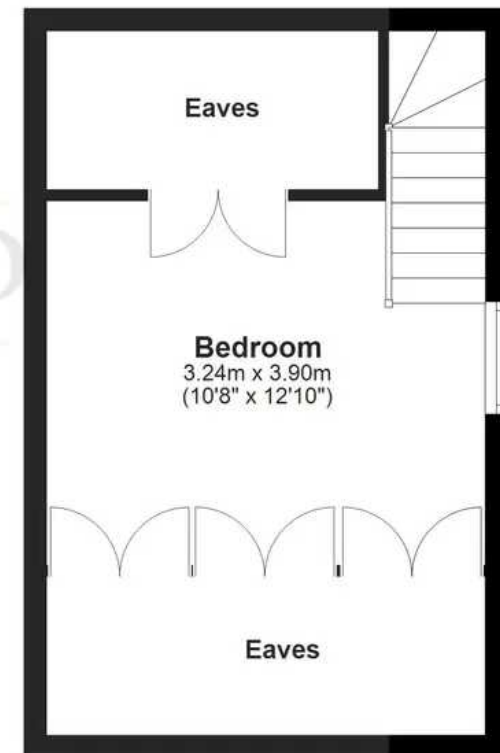
## First Floor

Approx. 25.5 sq. metres (275.0 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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