



Charles Bainbridge



Ryecroft, Lower Lees Road,
Old Wives Lees, Canterbury, Kent, CT4 8AS

£525,000















A deceptively spacious detached chalet-style house providing attractively presented and versatile accommodation. On the ground floor is an impressive kitchen/dining room with French doors overlooking and opening onto the rear garden. There is a large sitting room spanning the depth of the house with windows to the front and rear and featuring a log-burning stove. Off the sitting room is a further reception room that can provide a study/music room or fourth bedroom as required. There is also a double bedroom on the ground floor and an adjacent shower room. On the first floor are two large double bedrooms plus the family bathroom. The property benefits from double glazed windows, gas fired central heating and a Hive app providing web based remote access to heating and hot water controls.

From the road vehicular access is gained onto a gravel driveway providing parking, turning, and access to the garage. There is a lawned front garden with a selection of mature trees and shrubs. A gate to the side gives pedestrian access to the rear garden. The rear garden measures approx. 79ft (24.06m) x 55ft (16.75m), has paved seating areas and is principally laid to lawn with a selection of inset flowering plants, climbing plants, shrubbery, and trees.

The property is set in the pretty village of Old Wives Lees with easy access to the surrounding countryside and farmland providing lovey walking and cycling. Popular pubs are available in the nearby historic village of Chilham and High-Speed rail services run from Canterbury West and Ashford International Railway stations. The train stations of Chilham and Selling are also located nearby. There is also a regular bus service into Canterbury. Canterbury is easily accessible and offers a comprehensive range of shops, restaurants, and leisure facilities. There is an impressive range of schools, colleges, and universities in the City and the highly regarded Marlowe Theatre.

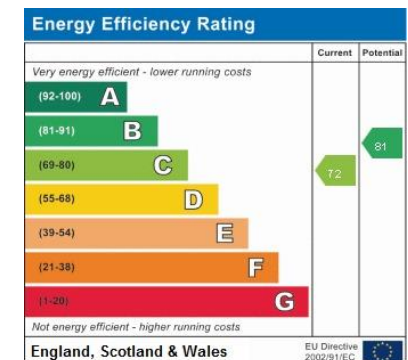
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

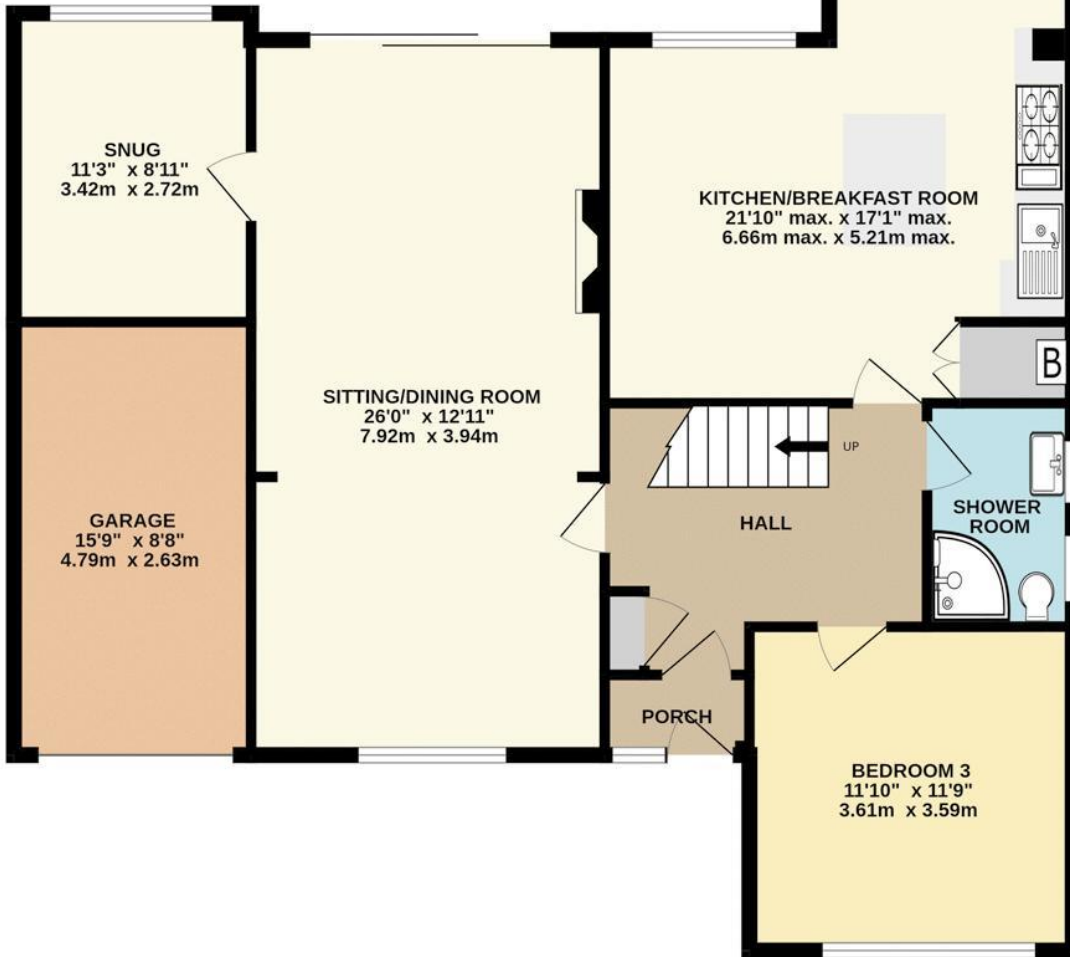
Council Tax Band: E

Local Authority: Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.

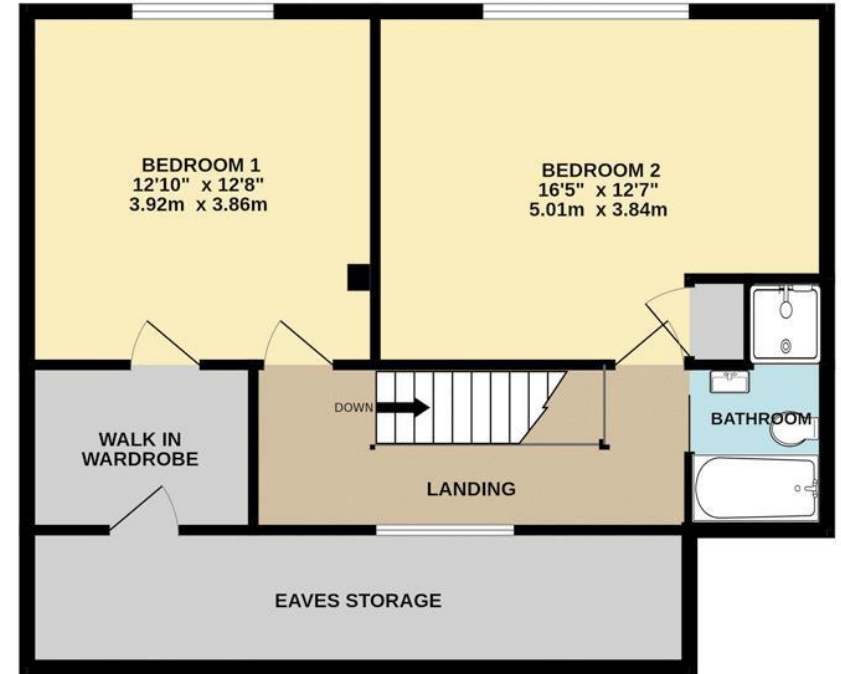
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.













Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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