



HORTON LODGE, COCKERING ROAD, CHARTHAM, CANTERBURY, CT4 7LG
£1,150 PER MONTH FURNISHED, PART FURNISHED

SPACIOUS TWO BEDROOM PROPERTY WITH PRIVATE ENTRANCE AND PARKING

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



DESCRIPTION:

A detached two double bedroom house, two reception rooms (one with log burner), a spacious bathroom with walk in shower and bath tub, additional WC, very private location with off street parking for up to 3 cars.



Hidden from view and set down a track the property has the benefit of a secluded garden and private parking and with a completely separate office ideal to work from home, with the convenience of Canterbury City Centre being only a 2.5 mile drive.

The main living area has recently been extended to provide a very spacious living area which captures the agricultural barn style roots of the building with high vaulted ceilings and wonderful views over paddocks the garden and flooded with natural light. Decorated with impeccable taste, there is an open plan living and dining area complemented by a spacious kitchen with built in appliances with the same captivating paddock views. Both of the double bedrooms are generous with ample storage.

The main bathroom includes an indulgently large shower and bath and is complimented by an additional separate guest cloakroom.

There is an additional utility room with tumble dryer and ample drying/storage space. The good size garden is mainly laid to lawn and is somewhat of a sun trap but with additional shaded areas should you need to retire from the midday sun. There is a shed & decking area. One open garage spaces for a car or storage plus separate parking for several cars.

The property is in an ideal location for Canterbury, and Ashford is also easily commutable with Ashford being only 20 minutes drive. The A2/M2 are easily accessible with routes to the Channel and Chartham village is nearby with

the cycle path following the River Stour directly into Canterbury City Centre. The nearby village of Chartham has a mainline station which runs between Canterbury West, Ashford International and onwards to St Pancras with services to London taking only 39 minutes.

The property has oil fired central heating and private drainage and is offered fully furnished. The office is approximately 50 yards from the main house and has just been converted and has power, light and internet connections ready to go.

The rental will be £1350 per month if the office is included

The landlord has requested working people. No pets.

