



Tanthorn Cottage, The Green, Chartham, Kent

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# Tanthorn Cottage

## The Green, Chartham, Kent CT4 7JW

A charming Grade II listed family home for refurbishment, together with a substantial outbuilding offering further potential, in a picturesque position overlooking the village green

Chartham station 0.1 mile (London St Pancras from 60 minutes), Canterbury 4.3 miles, M2 (Junction 7) 6.5 miles, Faversham 8.7 miles, Ashford 11.5 miles

Porch | Reception hall | Drawing room | Sitting/hobby room | Dining room | Family room | Study  
Kitchen | Utility | Shower/cloakroom  
4 Bedrooms | 2 Family bathrooms | Garden  
Double garage with store | EPC Rating E

### The property

Tanthorn Cottage is a delightful Georgian property overlooking the village green at Chartham and a short distance from the mainline railway station. Dating to the 18th century, with later additions, the house is Grade II listed and presents an exciting opportunity to acquire and cherish a wonderful family home. Much loved and enjoyed over a long ownership, the house would now benefit from a programme of sensitive renovation.

The front door opens into a reception hall with herringbone wooden flooring which continues to the centre of the house. From here, a staircase rises to the first floor and French doors open to the south-facing rear terrace; there is also a shower/cloakroom.

The reception rooms stretch across the front of the house. An elegant drawing room is arranged around a fireplace and a bay window seat has a lovely outlook over the garden. A dining room with a fireplace and a spacious study are set either side of the entrance hall.

To the rear of the house are the kitchen and family room with an interconnecting hatch. Herringbone parquet flooring is found in many of the reception rooms. A downstairs bathroom and utility sit adjacent to a good-sized sitting/hobby room which can be accessed via a rear porch to provide a self-contained annexe. Equally the rooms can be used within the main house.

The double aspect principal bedroom occupies the east end of the house, and three further well-proportioned, light-filled bedrooms enjoy pretty views of the garden and village green. There is a family bathroom.

### Outside

Tanthorn Cottage sits in pretty, mature gardens mainly bordered by wonderful brick and flint walls. Established flower beds and clipped shrubs provide structure to the garden which provides a charming backdrop to the house. Sheltered terraces and other points throughout the garden provide lovely places in which to sit and enjoy.

There is a large brick building to the west end of the plot which currently provides storage and garaging. The oldest part of this pretty building is thought to have been the village schoolhouse. It offers great potential subject to planning.

### Location

The property is situated in a desirable location opposite the village green in the historic village of Chartham on the Great Stour River, with its range of amenities including shops, a primary school, doctor's surgery and public house. The railway station, with frequent services to London and Ashford International, is close by making this an ideal location for the commuter.

Canterbury, Ashford and Faversham all offer a range of shops, leisure and recreational facilities, and the immediate area offers a good selection of schooling in both state and private sectors. The M2/A2 is accessed to the north. The area has good access to the Continent.





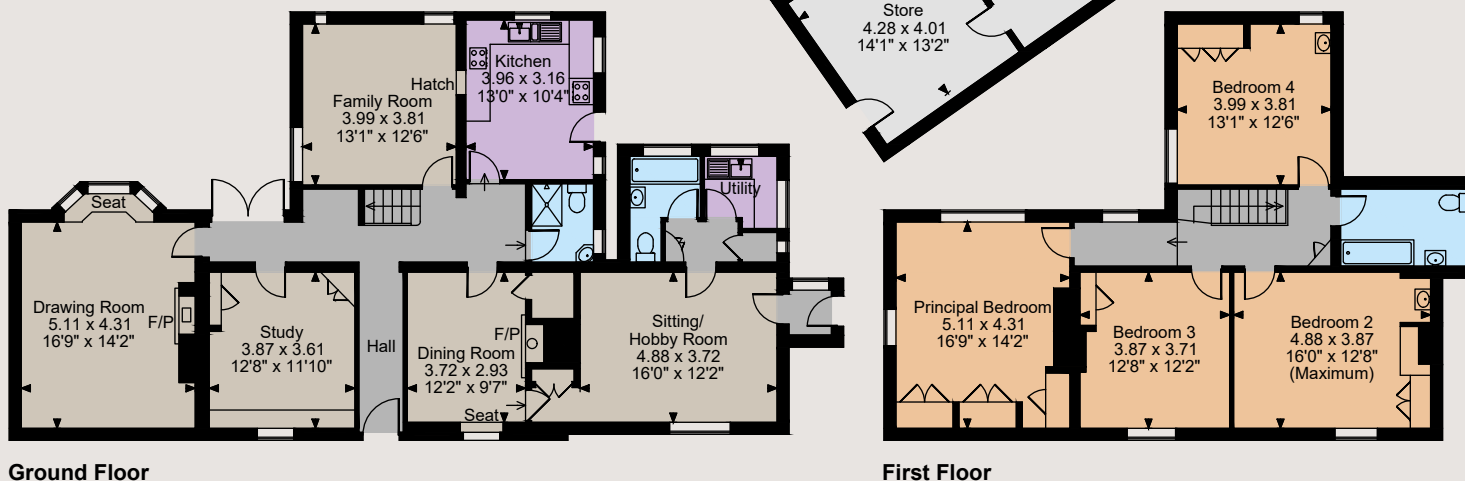








Tanthorn Cottage The Green, Chartham  
Main House internal area 2,447 sq ft (227 sq m)  
Double Garage internal area 822 sq ft (76 sq m)  
Total internal area 3,269 sq ft (304 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Canterbury: Head south-west through Wincheap to the A28 and proceed for 3 miles. Turn left onto Station Road and then right onto The Green, where the property will be found on the right.

## General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas heating

**Council Tax:** Band G

**Planning:** Prospective purchasers should make their own enquiries of Canterbury City Council

**Tenure:** Freehold

**Guide Price:** £795,000

## Canterbury

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