



Chapel House Canterbury Road, Brabourne Lees
£575,000

Chapel House Canterbury Road

Brabourne Lees, Ashford

An impressive four-bedroom detached home situated on the outskirts of the desirable village of Brabourne, enjoying far-reaching views towards the North Downs. Offering generous and versatile accommodation, the property features two reception rooms, a double garage and a large rear garden backing onto open farmland. A superb opportunity to embrace village living in a picturesque semi-rural setting.

Council Tax band: E

Tenure: Freehold

- Four generously sized bedrooms
- Detached family home
- Two separate reception rooms
- Kitchen overlooking the rear garden
- Ground floor shower room
- First floor family bathroom
- Large rear garden backing onto farmland
- Far-reaching views towards the North Downs
- Driveway providing ample off-road parking
- Double garage



Hallway

uPVC door to the front, window to the side, cupboard housing central heating boiler, radiator and tiled flooring. Through to inner hallway with stairs leading to the first floor and under-stairs storage cupboard, doors leading to ground floor shower room and reception rooms with fitted carpet to the stairs and hallway.

Sitting Room

13' 1" x 14' 7" (3.99m x 4.44m)

Window to the side and doors leading out to the garden, brick fireplace with space for inset electric fire (or open up fully for an open fire), radiator and fitted carpet.

Living Room / Dining Room

13' 7" x 23' 0" (4.13m x 7.00m)

Bay window to the front and window over looking the garden to the rear, feature fireplace with log burner, radiators and fitted carpet.

Kitchen

7' 8" x 12' 0" (2.33m x 3.65m)

Windows to the rear and side with door leading to the garden, radiator, tiled walls and vinyl flooring. Comprising white fronted cabinets to the wall and floor with worksurfaces over, inset 1.5 bowl sink/drain, built-in appliances including a double eye-level oven, 4-ring gas hob and dishwasher. Space for free-standing fridge/freezer.

Shower Room

Window to the side, quadrant shower enclosure with electric shower and tiled walls, WC, wash basin, radiator and tiled flooring. Cupboard with space and plumbing for free-standing washing machine and tumble dryer (stacked).





Landing

Doors to each room, loft access, storage cupboard and fitted carpet.

Bedroom 1

11' 0" x 11' 10" (3.35m x 3.61m)

Dual aspect with windows to the front and side, built-in cupboard, radiator and fitted carpet.

Bedroom 2

10' 3" x 14' 10" (3.12m x 4.51m)

Window to the front, built-in wardrobes, radiator and fitted carpet. With cloakroom comprising WC, wash basin and tiled walls.

Bedroom 3

10' 8" x 11' 9" (3.25m x 3.59m)

Dual aspect with windows to the rear and side, fitted wardrobes, radiator and fitted carpet.

Bedroom 4

9' 9" x 10' 7" (2.97m x 3.22m)

Window to the rear, built-in wardrobe, radiator and fitted carpet.

Bathroom

Window to the rear, bath with mixer taps and hand shower attachment, WC, wash basin with storage below, radiator, tiled walls and fitted carpet.











Chapel House, TN25

Approximate Gross Internal Area = 126 sq m / 1357 sq ft
Approximate Garage Internal Area = 31.1 sq m / 335 sq ft
Approximate Outbuildings Internal Area = 41.5 sq m / 447 sq ft
Approximate Total Internal Area = 198.6 sq m / 2139 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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