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- New build detached house
- Spacious well planned accommodation
- 2 En Suites
- High specification throughout
- 5 Bedrooms
- Plenty of off road parking

WH Breading & Son wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. WH Breading & Son, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of WH Breading & Son has any authority to make or give any representation of warranty in relation to this property.

Roystons, Pilgrims Lane, Chilham, Canterbury, Kent, CT4 8AA

Description:

As sole agents we are delighted to offer this spacious, incredibly well finished family home situated on the outskirts of Chilham, in Pilgrims Lane.

The house is a one off, non-estate property that offers generous, well planned accommodation with space for all the family including visitors! Situated close to 'The Downs', an area of outstanding natural beauty, 'Roystons' sits on an elevated plot and is approached by a generous, block paved driveway which offers parking for several vehicles. A pathway leads down to the front door and around to both sides. The entrance hall is bright and airy, with oak flooring - which continues to all principal rooms on this floor - and doors leading to all rooms. The main reception faces rear with views over the garden and is a really versatile space with French doors out onto the patio. The kitchen/breakfast room is beautifully appointed, with integrated appliances, solid oak work surfaces and plenty of room for a dining table. A useful, well fitted utility room adjoins and offers access to the side. Bedroom 5 is on the ground floor which is a spacious double, with full en-suite bathroom. Upstairs are 4 further bedrooms, including the master en-suite, plus a family bathroom. Outside, a large fence enclosed, flat garden extends to the rear and is laid to lawn with a raised patio.

A great deal of thought has been given not only the design, but also the fixtures and fittings throughout the house. Property of this standard is rarely available and an early viewing is essential to appreciate all this fantastic house has to offer.

Lounge/Dining Room: 25'3" x 12'0" (7.70m x 3.66m)

Kitchen/Breakfast Room: 19'5" x 10'9" (5.92m x 3.28m)

Utility Room: 8'0" x 6'0" (2.44m x 1.83m)

Bedroom 5: 12'9" x 10'11" (3.89m x 3.33m)

En Suite:



Bedroom 1: 16'2" max x 15'0" max (4.93m x 4.57m)

Bedroom 2: 13'3" x 10'9" (4.04m x 3.28m)

Bedroom 3: 12'6" x 9'11" (3.81m x 3.02m)

Bedroom 4: 12'5" x 8'11" (3.78m x 2.72m)

Bathroom:



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