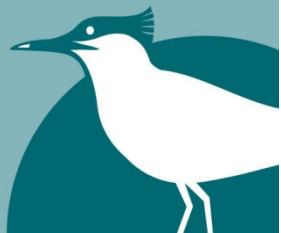




Mulberry House, Cockering Road, Chartham,  
Canterbury, CT4 7PT

Guide Price from £575,000

incorporating  
**Browns**  
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# Mulberry House,

## 2 Cockerling Road, Chartham, Canterbury CT4 7EG

Brand new contemporary style detached family house with spacious living accommodation, four double bedrooms and three bath/shower rooms, set in desirable semi-rural village location. 10 Year NHBC.

### Situation

The property is well located towards the outskirts of the popular village of Chartham with open countryside just nearby offering a wide range of walks, bridlepaths and cycle routes and forming part of the Kent Downs Area of Outstanding Natural Beauty. The village benefits from a number of amenities including Shops, Post Office, Primary School and a main line station. Just a few miles away is the historic Cathedral City of Canterbury which offers a wide range of shopping, recreational and educational facilities, including both Grammar Schools and Universities; together with high speed main line train services to London. The travel time from Canterbury West to London St Pancras is now within the hour. A little further afield is the expanding business centre of Ashford from where the capital may be accessed in some 37 minutes and, via Eurostar connections, there is direct and easy access direct to Europe.

### The Property

Another exciting development by Renland Homes Ltd comprising just two stylish detached new builds with completion set for June 2017.

These fabulous houses will appeal to anyone looking for village life, the bustle of the city, or even easy access to the capital and the continent. Built to an exceedingly high specification, with an exceptional attention to detail and with well laid out living accommodation, the properties offer contemporary light and airy open plan modern living. Two sets of bi-fold doors open out to the paved patios to the rear, ideal for al fresco dining and entertaining.

### Outside

To the outside the properties benefit from ample off road paved parking, together with an attached generous size garage, all enclosed behind neat landscaping. The plots are considered to be good size with the rear gardens being laid to lawns and fully enclosed providing a good level of security and seclusion.

### Services

All mains services connected. Worcester system gas boiler with unvented pressurised hot water cylinder. Digital underfloor heating through the ground floor. Low energy lighting throughout. External lighting.

### Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Current Council Tax Band: TBA

EPC Rating: Predicted SAP TBA

### Specification:

#### Kitchen & Utility:

- Gloss finish soft close handleless units with granite work surfaces and upstands
- Large island to kitchen with curved corners and raised breakfast bar
- AEG integrated appliances to include: frameless induction hob, pyrolytic multi function single oven, warming drawer, touch control combination microwave/grill, frost free fridge/freezer, dishwasher, extractor hood
- Tall pull out larder unit
- 1.5 bowl under mount stainless steel sink with large extending spray tap [in Kitchen – single bowl in Utility]
- Space for washing machine and tumble dryer to Utility with separate storage/airing cupboard

#### Bathrooms, Cloakroom & En Suites:

- Roca sanitaryware including:
  - Be-Cool large soaking bath
  - Wall hung sink and two drawer soft close vanity with mirror over
  - Rimless toilet
- Large Mira Shower Cubicle
- Shaver point, chrome towel rail
- Part wall and full floor tiling

#### Other Internal Specification:

- Secure by Design UPVC double glazed windows and two sets of bi-folding doors plus composite double glazed front and side doors
- Oak veneered internal doors with contemporary handles and fittings
- Oak and softwood staircase with under stair cupboard
- Contemporary skirting boards and architraves
- Karndean tile effect flooring to reception hall, kitchen/dining room, utility room and downstairs cloakroom
- Quality carpets and underlay to all other rooms plus stairs and upper hallway

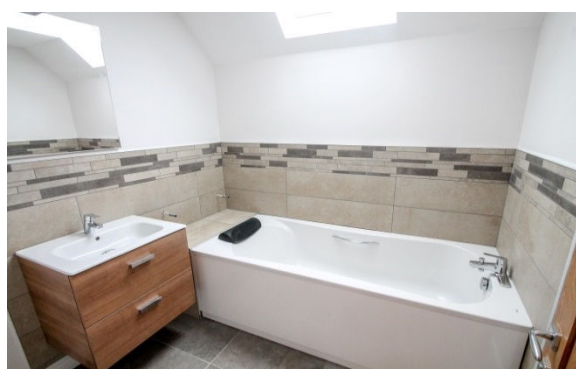
#### External Specification:

- Secluded rear gardens
- Indian stone patio and side path with entrance gate
- Gardens laid to lawn
- Garage with fully double glazed Secure by Design UPVC window and side door plus Up and Over Secure by Design front garage door.
- Stunning sweeping block paved drive creating ample parking

#### Other Specification:

- 10 Year NHBC warranty
- Energy efficient design
- 160m<sup>2</sup> internal floor area (1725 sq ft.) – not including the garage.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>					83
(69-80) <b>C</b>					
(55-68) <b>D</b>					
(39-54) <b>E</b>					53
(21-38) <b>F</b>					
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		England, Scotland & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

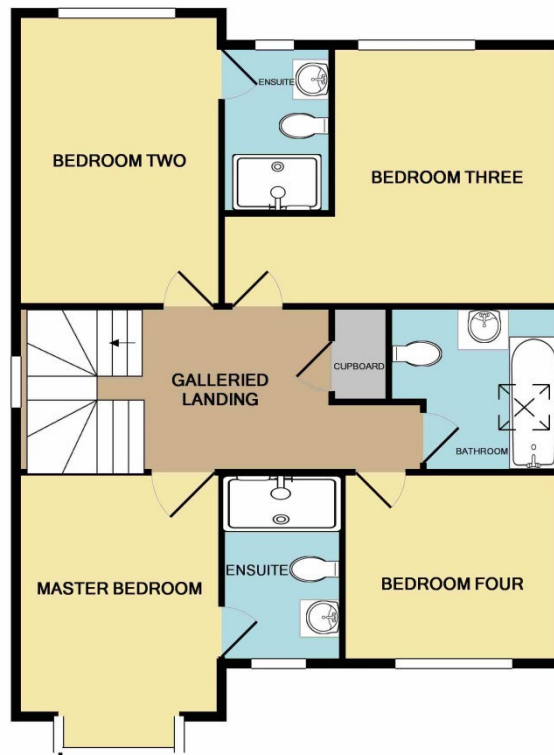
PREDICTED SAP  
RATING AWAITED

To view this property call Colebrook Sturrock on **01303 840422**





GROUND FLOOR  
APPROX. FLOOR  
AREA 1135 SQ.FT.  
(105.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 882 SQ.FT.  
(81.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2017 SQ.FT. (187.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Covered Entrance leading to  
Reception Hall with Cloakroom/WC

Second Sitting/TV Room/Snug  
Approx. 13' 10" x 10' 3" (4.21m x 3.13m)

Study  
Approx. 9' 7" x 7' 2" (2.91m x 2.19m)

Utility Room  
Approx. 7' 1" x 6' 0" (2.15m x 1.82m)

Kitchen/Dining/Family Room  
Approx. 17' 9" x 14' 9" (5.4m x 4.5m)

Sitting Room  
Approx. 16' 5" x 10' 5" (5m x 3.17m)

Galleried Landing

Master Bedroom  
Approx. 13' 11" x 10' 11" (4.25m x 3.34m)

En Suite Shower Room  
Approx. 8' 2" x 4' 6" (2.5m x 1.37m)

Bedroom Two  
Approx. 11' 3" x 11' 1" (3.42m x 3.38m)

En Suite Shower Room  
Approx. 8' 4" x 4' 0" (2.53m x 1.21m)

Bedroom Three  
Approx. 12' 6" x 10' 6" (3.81m x 3.2m)

Bedroom Four  
Approx. 10' 2" x 8' 3" (3.11m x 2.52m)

Family Bathroom

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

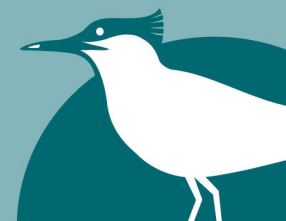
t: 01303 840422

e: info@brownscountyproperty.co.uk



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incorporating  
**Browns**



Also in: Hawkinge • Bridge • Saltwood • Sandwich • St. Margarets At Cliffe • Walmer • Minster

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.