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parker

The Villages





Vine Cottage

Cobbs Hill

Old Wives Lees

Canterbury, Kent CT4 8AL

"I am especially drawn to the wonderful sense of seclusion within the gardens and the garage being tucked discreetly away from view".

Greg Wood, Director

Nestled within beautifully landscaped and secluded gardens and grounds extending to approximately 1.55 acres, Vine Cottage is a truly special home where period charm blends seamlessly with striking contemporary additions.

Further enhancing its appeal is a detached annexe offering excellent income-generating potential, a triple-bay cart barn, and solar array with battery storage.

Located within approximately one mile of a Chilham village and train station, providing convenient access for commuters.

Communications

- Chilham Train Station – 0.8 miles
- Canterbury – 6 miles
- Faversham – 5 miles
- Chilham village (pubs, school and shop) -

Situation

The original cottage has been thoughtfully enhanced by modern extensions, resulting in an impressive fusion of character and contemporary style. At the heart of the home is a welcoming dining room with original mullioned windows overlooking the stunning garden room beyond.

This exceptional reception space is flooded with natural light through expansive glazing and sliding doors, creating a seamless connection with the gardens.

A contemporary wood-burning stove, set against a quartz feature wall, provides an attractive focal point, while limestone flooring with underfloor heating ensures year-round comfort.

The principal bedroom, located within the extension, mirrors the generous proportions of the garden room and benefits from extensive fitted wardrobes, underfloor heating and sliding doors opening directly onto the terrace and gardens.

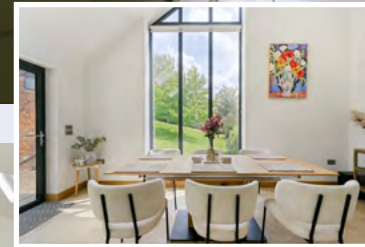
The recently constructed kitchen is a magnificent addition, featuring bespoke cabinetry, curved work surfaces, a central island and impressive full-height glazing framing delightful garden views.

There is ample space for informal dining, while the adjoining contemporary bathroom is luxuriously appointed with a large walk-in shower. Two further bedrooms provide flexible accommodation.

Separate from the main house, the detached annexe offers excellent ancillary accommodation and income potential. It comprises an open-plan kitchen and reception room, bedroom and shower room, with bifold doors opening onto a gravelled terrace.

To the front is a driveway that leads to the house and up the slope towards the recently constructed triple cart barn, comprising two open bays and one enclosed storage bay.

To the rear of the house, a raised terrace overlooks attractive gardens centred around a pond, with a limestone-paved seating area providing an idyllic setting for outdoor dining. Beyond, the grounds rise gently to an upper lawn interspersed with mature and fruit trees, including cherry, peach and plum.





Situation

Vine Cottage occupies a delightful edge-of-village position adjoining the Kent Downs National Landscape and enjoys far-reaching views across the surrounding countryside. The charming hamlet of Old Wives Lees lies on the historic Pilgrims' Way, with local amenities available in nearby Chilham and Chartham. The Cathedral City of Canterbury offers an extensive range of shopping, leisure and educational facilities.

Excellent transport links include access to the M2 at Junction 7, together with rail services from Chilham, Faversham and Selling. High Speed services to London St Pancras are available from Canterbury West and Ashford International.

Additional Information

Tenure: Freehold

Services: Mains drainage, water and power.

Heating – Gas fired central heating

Council Tax Band: E

Annexe Council Tax Band - A

Flood Risk* - Very Low

Broadband* – Yes, Superfast available

Mobile Signal Coverage* – Yes (OfCom)

*Data from 'Sprift' via On The Market.

Directions

Sat Nav: CT4 8AL

What Three Words:

<https://w3w.co/bulletins.yelled.living>

V10810



Vine Cottage, Cobbs Hill, Old Wives Lees, Canterbury



Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
Outbuildings = 68.7 sq m / 739 sq ft
Total = 223.3 sq m / 2403 sq ft
(Excluding Open Barn)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1311899)
www.bardenvisuals.co.uk



www.hobbsparker.co.uk

Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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