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Country Houses

Chillenden House | Chillenden | Kent

DISTINCTIVE COUNTRY PROPERTY





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Chillenden House

Chillenden, Canterbury, Kent CT3 1PS

A beautifully well-proportioned Georgian former Rectory in the picturesque village of Chillenden.

A fine example of its kind, this Grade II listed house is surrounded by stunning gardens which include a heated swimming pool with a delightful pool house and an all weather tennis court within the grounds.

In all about 2.35 acres.

Canterbury – 9 miles
Kent coast – 8 miles





Ground floor

• Reception hall • Drawing room
• Den/TV room • Dining room • Study
• Kitchen/Breakfast room
• Boot room • Cloakroom

First floor

• Landing • Library
• Main bedroom suite • Guest bedroom ensuite
• Further double bedroom • Family bathroom

Attic floor

• Two further bedrooms

Gardens & Grounds

• Electric entrance gates
• CCTV
• Lawns, established borders and wild meadow
• Variety of trees and beech hedges
• Walled garden comprising of a heated swimming pool, hot tub and pool house
• Lower lawn and tennis court
• Australian garden • Vegetable & fruit garden

Outbuildings

• Garaging • Hobby room • Storage
• Gardeners WC • Log store
• Summerhouse • Pool house
• Greenhouses • Implement stores

Communication

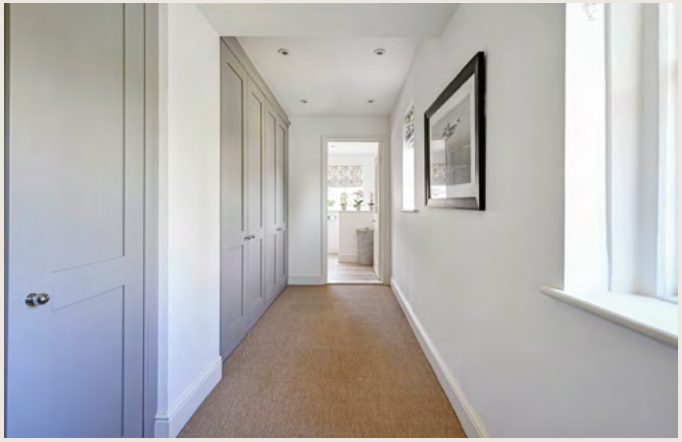
• Sandwich – 5 miles
• Royal St Georges Golf Club – 7 miles
• Princes Golf Club – 9.8 miles
• Royal Cinque Ports Golf Club –9.6 miles.
• Canterbury – 9 miles • Deal – 8.9 miles
• Port of Dover – 12.7 miles
• Canterbury West (HS1) – 13.1 miles
• Channel Tunnel -14 miles













Situation

Chillenden is a sought after and unspoilt village in the heart of the picturesque countryside of Kent.

Close to the Cinque Port towns of Sandwich and Deal with world acclaimed golf courses, comprehensive shops and restaurants, and high speed train link to London. There is a good choice of schools in the area both in the State and Private sectors.

Chillenden has a variety of local amenities nearby including farm shops, post office, and surgery.

The village has a pretty parish church and a well frequented pub, the Griffin's Head, which holds classic car meetings once a month.

Chillenden House

An 18th Century former Georgian Rectory listed Grade II of wonderful proportions and with a high standard of presentation. The accommodation is very well equipped and adorned with considerable character typical of the period.

The house is set in stunning gardens and grounds with a wonderful variety of trees and established beds.

A considerable amount is laid to lawn with a wild meadow beyond the tennis court.

It also includes a beautifully designed pool garden with a heated resistance swimming pool and hot tub.

The perfectly symmetrical pool house was created for both internal and external dining featuring an open fireplace, pergola, and a lovely terrace.

A similar building takes the form of a summer house in closer proximity to the main residence which is currently used for yoga and relaxation.

Useful information

- Tenure – Freehold
- Council tax – Band H
- Heating – Oil fired central heating
- Pool – 10m x 5m Heat pump, Hydraulic electric cover
- Flood risk – Very low
- Broadband – High Speed Fibre
- Mobile Signal - Available
- Satellite TV – Available
- CCTV

Services

- Water - Mains • Drainage – Mains
- Electricity – Mains • Fixtures & Fittings

Fixtures & Fittings

Some items are available by negotiation.

Directions

The house can be found in the centre of the village almost opposite the church.

Satnav CT3 1PS

what3words: ///evaporate.finds.pink

Viewing

Strictly by appointment only. C10378

















Chillenden House, Chillenden, Canterbury



Approximate Gross Internal Area = 330.3 sq m / 3555 sq ft
Coach House = 129.0 sq m / 1389 sq ft
Outbuildings = 106.9 sq m / 1151 sq ft
Total = 566.2 sq m / 6095 sq ft

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. (ID1305202)
www.bardenvisuals.co.uk

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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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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

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