



Pilgrims Lane, Chilham
Asking Price: £650,000

Lane Chilham

This spacious four-bedroom home, originally built in 1972, has been a much-loved family property for 33 years and offers generous accommodation, excellent parking, wonderful views and a particularly impressive rear garden.

The property has been well maintained over the years and has remained largely unchanged, aside from the addition of a conservatory, which leads to a large terrace extending the length of the property.

The accommodation includes a welcoming entrance, a large lounge/dining room providing an excellent space for both relaxing and entertaining, a well-equipped kitchen, a useful utility room and additional storage/boot room which has scope for use as a study, workshop or home gym. The property also benefits from ample built-in storage, conveniently located off the hallways and within the bedrooms.

There are four bedrooms, comprising three generously sized double bedrooms and a fourth bedroom currently used as a study, offering flexibility for those working from home or requiring additional living space.

Three of the bedrooms benefit from built-in wardrobes, providing excellent storage. The family bathroom, together with a second spacious bathroom featuring a walk-in shower, completes the internal accommodation.

One of the property's particularly appealing features is the wonderful views from the rear across the valley of the River Stour. These can be highly enjoyed from the terrace, lounge, conservatory, kitchen and the main bedroom, allowing the outlook to be appreciated from a number of rooms throughout the home.

Externally, the property offers excellent parking, with a driveway providing space for approximately 5-6 vehicles, leading to a substantial double garage. A wooden gate provides additional privacy and security across the driveway. To the rear is a very large garden, offering an abundance of space for families, keen gardeners and those looking to create their own outdoor retreat. The garden also benefits from a substantial summerhouse and a useful large shed/workshop, providing additional storage.





The property also has a large front garden, adding to its attractive frontage. Having been in the same ownership for more than three decades, this is a home that has clearly been cherished and offers a fantastic opportunity for a new owner to make it their own.

EPC Rating C

Entrance Hall

Bedroom

12'2" x 6'8" (3.7m x 2.03m)

Living Room

20'1" x 13'7" (6.12m x 4.14m)

Dining Room

13'7" x 11'7" (4.14m x 3.53m)

Bathroom

Kitchen

13'7" x 11' (4.14m x 3.35m)

Conservatory

8'5" x 8'3" (2.57m x 2.51m)

Bedroom

13'7" x 11'10" (4.14m x 3.6m)

Bathroom

Bedroom

12'9" x 10'10" (3.89m x 3.3m)

Bedroom

13'7" x 10'6" (4.14m x 3.2m)

Utility Room

10'2" x 6'11" (3.1m x 2.1m)

External

Garden

Double Garage

Driveway

Summer House





Location Summary

Situated five miles from Canterbury Cathedral and ten miles from Ashford International railway station, on the northern edge of the North Downs the property overlooks the Stour valley set amidst rolling farm land, Ancient Orchards and acres of vineyards.

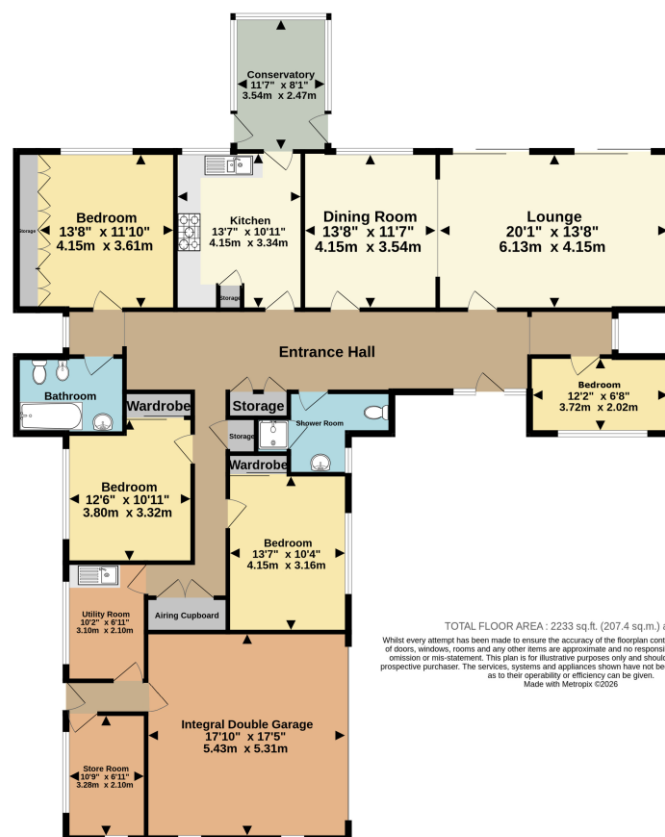
A near-by bus stop, a short walk to Chilham Station and easy access to M2 and M20 motorways ensures connectivity county wide or further. Chilham village is a little over one mile away with it's Tudor style buildings set around a central square used in films and television.

At one end of the Square is Chilham Castle and Jacobean House, at the other, St Mary's church dating from 1280 AD. Amenities include The White Horse pub, The Church Mouse tea room and The Tudor Peacock wine bar together with a Post Office/shop and the Woolpack Inn. Just around the corner from the Square is Chilham primary school.

On the outskirts is a large winery and visitor centre; Chilham recreation ground and clubhouse where Chilham, Old Wives Leas and Shottenden youth club meet. Just outside the village centre are a garden centre and café and along the A28 a well-stocked and popular farm shop. The North Downs Way crosses through the Parish which is just within the Kent Down AONB.



GROUND FLOOR
2233 sq.ft. (207.4 sq.m.) approx.



TOTAL FLOOR AREA: 2233 sq.ft. (207.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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