

Chitty Lane, Chislet

Asking Price: £525,000

miles&barr
...valuing people, not just property

Chitty Lane

Chislet

Chitty Cottage is a beautifully presented and extended four-bedroom, 17th-century cottage, situated on the outskirts of Chislet and enjoying a picturesque semi-rural setting. Having been thoughtfully extended and refurbished by its current owner over the years, this charming home combines character features with spacious and versatile modern living, making it an ideal family home.

Set back from the road and surrounded by stunning views of rolling countryside, the property offers an impressive amount of off-road parking via a driveway to the front, along with a double garage. The cottage also benefits from a spacious front garden, predominantly laid to lawn, and a beautifully maintained courtyard garden, where you can enjoy breathtaking views across the surrounding farmland.

Upon entering the property, you are welcomed by a spacious entrance hallway, featuring attractive limestone flooring and an oak staircase, setting the tone for the character and charm found throughout the home. The property boasts a spacious lounge, providing the perfect setting for relaxing and unwinding, with the added benefit of direct access to a private courtyard, creating a lovely space to enjoy a little peace and privacy.

To the rear, the property features a generous open-plan kitchen/dining area, offering lovely views across the surrounding farmland and direct access to the garden. This space is ideal for family life and entertaining, while a separate utility area and a office/store room both conveniently located just off the kitchen, provides additional practicality. To the lower ground floor the property benefits from a cellar.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.
EPC Rating: D













Entrance Hall

Lounge/ Diner
26'5" x 12'4" (8.05m x 3.76m)

Kitchen/ Breakfast Room
24'3" x 19'1" (7.4m x 5.82m)

Utility Room
7'3" x 6'1" (2.2m x 1.85m)

Office/ Storage
8'9" x 7'9" (2.67m x 2.36m)

WC

Lower Ground Floor

Cellar
13'11" x 12' (4.23m x 3.65m)

First Floor

Bedroom
14'4" x 9'2" (4.37m x 2.8m)

Bedroom
13' x 10'8" (3.96m x 3.25m)

Ensuite Bathroom

Bedroom
9'2" x 7'9" (2.8m x 2.36m)

Bathroom

Bedroom
12'4" x 9'7" (3.76m x 2.92m)

External

Garden

Double Garage

Driveway



Location Summary

The location is particularly appealing for those seeking a quieter lifestyle surrounded by nature. The cottage is nestled amongst open countryside, with an array of rural walks right on the doorstep.

Chislet Church and the village hall are also nearby, while the neighbouring village of Upstreet is just a short drive away and offers local amenities, including a post office and convenience store. Canterbury city centre is also easily accessible by car, providing a wider range of shopping, dining and leisure facilities.

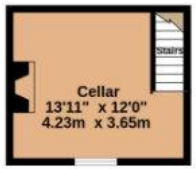
Chitty Cottage presents a wonderful opportunity to acquire a charming period home offering generous living space, character features, attractive outdoor areas and beautiful countryside views, all within easy reach of local amenities and Canterbury. An ideal choice for families looking to enjoy the best of semi-rural living.







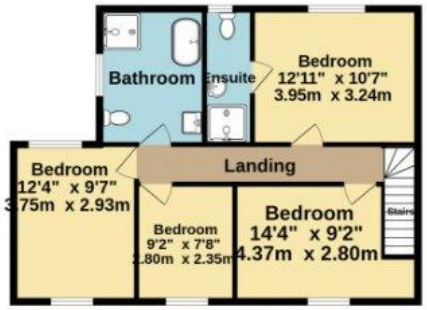
Cellar



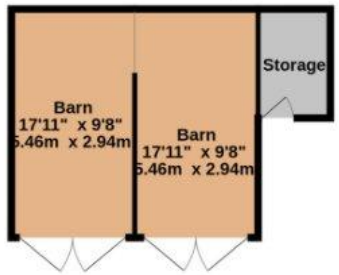
Ground Floor



1st Floor



Barn / Garage



TOTAL FLOOR AREA : 2061 sq.ft. (191.5 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.
Made with Metropix ©2026

Miles & Barr

14 Lower Chantry Lane, Canterbury, Kent - CT1 1UF

01227 200600

canterbury@milesandbarr.co.uk

www.milesandbarr.co.uk

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. If an offer is accepted on a property marketed by Miles & Barr, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.