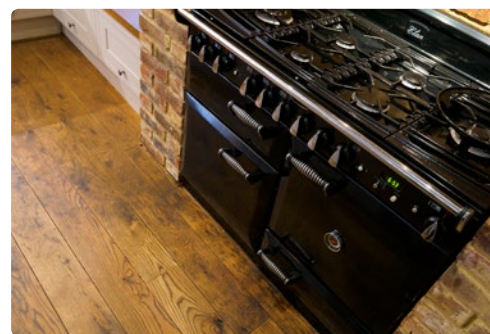




Freehold



Stourmead, Ashford Road, Chartham CT4 7NU

- Handsome & Traditionally Styled Detached House
- Many Period Features Throughout
- Generously Extended & Beautifully Renovated
- Four Bedrooms - Three Luxury Bathrooms
- Stunning Open Plan Kitchen/Dining/Family Room
- Superb One Bedroom Guest Annexe
- Set Within 0.4 Acres Of Highly Secluded Gardens
- Walking Distance To Mainline Station & Village Green

SITUATION:

Stourmead is situated on the main Ashford Road (A28), just outside the village of Chartham, enjoying excellent road access to both Canterbury and Ashford.

The ancient village of Chartham is four miles west of the cathedral city of Canterbury. It is located on the Great Stour River and is surrounded by beautiful countryside and farmland, including apple and pear orchards.

It is served by a village hall, a doctor's surgery, a village store, a post office, pubs and a primary school.

There is a railway station with easy access to Canterbury and there is also a regular bus service to Canterbury and Ashford and a cycle path runs along the banks of the river Stour all the way into Canterbury.

The nearby cathedral city of Canterbury also has a wide range of amenities, including

excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations.

Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes.

The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.



DESCRIPTION:

A handsome and traditionally styled detached house with an additional guest annexe, set within 0.4 acres of secluded grounds in a rural, yet highly accessible location.

We believe that Stourmead dates back to circa the early 1920's and still has many attractive period features. However, it has been significantly extended and improved in recent years and now offers over 2600 sq. ft of beautifully appointed accommodation, ideal for modern family living.

A wide, oak front door opens into a welcoming entrance hall, with picture rails, oak flooring, traditionally styled radiators and stairs to the first floor.

To the left of the entrance hall is a spacious study, whilst to the right, there is a cosy family room. This has a dual aspect, a fireplace, picture rails and original exposed floorboards.

The principal reception room is a vast, dual

aspect room with a charming dining area and a pleasant sitting area, both clearly divided by a central chimney breast with an impressive, double sided wood burning stove.

The sitting area has lovely views over the garden and a set of double glazed French doors which open onto a full width patio area, which spans the entire rear of the house.

Also to the rear of the house, there is a spectacular open plan kitchen/dining/family room with a triple aspect and two sets of double glazed French doors which open onto the patio.

The kitchen area has been fitted with an extensive range of traditionally styled wall and floor units, set around black granite work surfaces, integrated NEFF appliances and a Butler sink.

There is an exposed brick chimney breast with a Rangemaster range cooker and a huge, oak topped island and breakfast bar. The family area has a stunning vaulted

ceiling, with oak beams and an exposed brick fireplace with a wood burning stove.

Completing the ground floor accommodation, there is a useful utility room with stable doors to the garden.

On the first floor, a central landing leads to four generously proportioned bedrooms and the family bathroom.

This has been luxuriously fitted with a Victorian style suite, including a free-standing rolled top bath and elegantly finished with a feature wall with a fireplace and a wood burning stove.

The main bedroom is a magnificent room, with a dual aspect, oak flooring, exposed brickwork, a beamed and vaulted ceiling and a Juliette balcony which affords fine views over the surrounding countryside.

A well-equipped dressing area greets you as you enter the main bedroom, complemented by a beautifully appointed en-suite bathroom





with a free-standing rolled top bath and a separate shower enclosure.

The remaining three bedrooms are all good size double rooms, two of which have period fireplaces and one has a well appointed en-suite shower room.

OUTSIDE:

Stourmead sits within a generous plot which measures approximately 0.4 acres, with farmland to the front, orchards to the side and grazing land to the rear, all of which combine to create a particularly high degree of privacy.

A timber five bar gate opens onto a large, gravelled driveway which provides parking for numerous vehicles and leads to a detached double garage. This has attractive dark weatherboarding and two dormer windows, set within a Kent peg tiled roof.

An external staircase rises to a superb guest annexe above the garage, which consists of a charming double bedroom and a well-appointed bathroom.

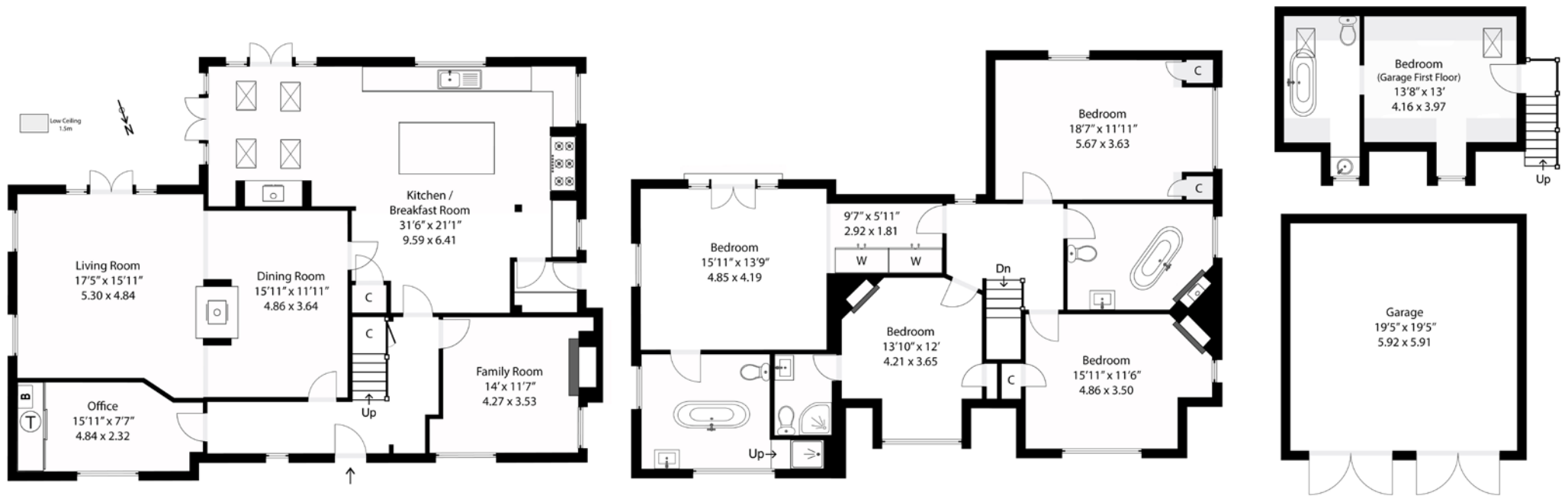
The gardens are mainly laid to lawn, with a variety of mature trees and shrubs which also provide a high degree of privacy.

A stone patio spans the rear of the house, providing an ideal area for outdoor entertaining and leading to a sunken hot tub (available by separate negotiation).









TOTAL FLOOR AREA: 3260 sq. ft (303 sq. m)
 HOUSE: 2655 sq. ft (247 sq. m)
 OUTBUILDING: 605 sq. ft (56 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All mains services connected.

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