



Clements Cottage, The Square, Chilham CT4 8BY

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Clements Cottage, The Square, Chilham CT4 8BY

- Detached Grade II Listed Period Property
- Three Double Bedrooms & Two Bathrooms
- Bursting With Character & Charm
- Kitchen Breakfast Room With Separate Dining Area
- Triple Aspect Bay Window Sitting Room
- Front Garden & Rear Courtyard
- Garage/ Workshop & Parking In The Square
- In The Heart Of Chilham Square A Few Miles From Canterbury

SITUATION:

Situated in the heart of the picturesque village square in the hugely sought-after village of Chilham which is an historic and quintessentially English village on the outskirts of Canterbury and is set in the attractive valley of the River Stour. It is bounded on the north, south and west by the North Downs offering fantastic walks through the countryside. In the heart of the village, there is a beautiful fifteenth century market square with some exquisite period buildings, including The White Horse pub, traditional village tea rooms and a gift shop.

The village is also served by a post office, a primary school, The Woolpack public house, a railway station, a children's playground, the village hall a tennis club and a sports centre. The village is also home to Chilham Castle and the 15th century Church of St Mary, which is reputed to have Thomas Beckett buried within the churchyard.

The nearby Cathedral city of Canterbury (7 miles) and the market town of Ashford (9 miles) offer a superb range of shopping, recreational and educational amenities, including a selection of both private and state grammar schools. Both have mainline railway stations which connect with London Victoria and London St Pancras, with a fast service running from Ashford International station to London St Pancras in just 37 minutes.

The area is very well served by road connections, with the A2/M2 (4 miles) and the M20 (from Ashford). The Channel Tunnel at Folkestone (24 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



DESCRIPTION:

Steeped in history, this grade II listed detached cottage sits in the heart of Chilham Square surrounded by beautiful buildings, quaint tea rooms and the magnificent Chilham castle which sits directly opposite the property.

Clements Cottage benefits from both a front garden and rear courtyard, which is surrounded by a picket fence and backs onto the village church.

The property offers almost 1200 sq.ft of enchanting accommodation which includes a detached garage/workshop which could be converted to offer a home office. STPC

Flourishing in period features, internally one will find latch key doors, wainscot panelling and original cupboards. Clements Cottage also has an attractive façade of lattice windows, Kent peg tiled roof, pale render, and exposed brick.

The front door sits central beneath a pitched canopy and opens into a splendid triple aspect sitting room with fireplace encompassed by an intricate, but beautiful mantle.

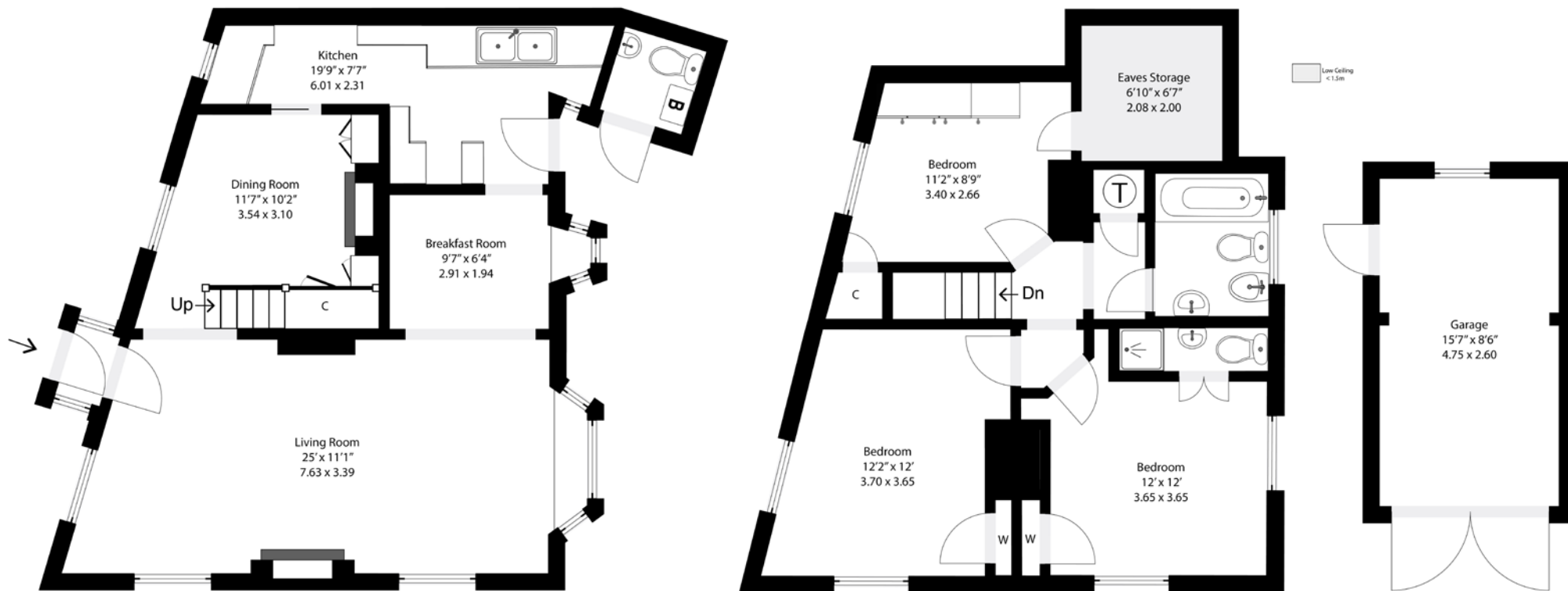
The space is open plan and leads into a kitchen breakfast room which has access to the garden. The kitchen has an array of wall and floor units which have been finished with decorative tiles, and plenty of space for a dresser and free standing appliances.

The downstairs space is further enhanced with a small snug/dining area which has views of the front garden, there is a gas fireplace encompassed by exposed brick and an oak bressummer which sits central to the alcoves which have original wood cupboards.

To the first floor one will find three double bedrooms and a well-appointed family bathroom. The main bedroom is dual aspect and has an ensuite shower room and fitted wardrobes.

OUTSIDE:

Clements Cottage benefits from a pretty front garden surrounded by a picket fence, whilst the rear has a small private courtyard where there is access to a WC and utility area as well as a garage which is detached from the property and could be converted to offer a home office. STPC



TOTAL FLOOR AREA: 1170 sq. ft (108 sq. m)
 HOUSE: 1037 sq. ft (96 sq. m)
 GARAGE: 133 sq. ft (12 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All services are mains connected

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