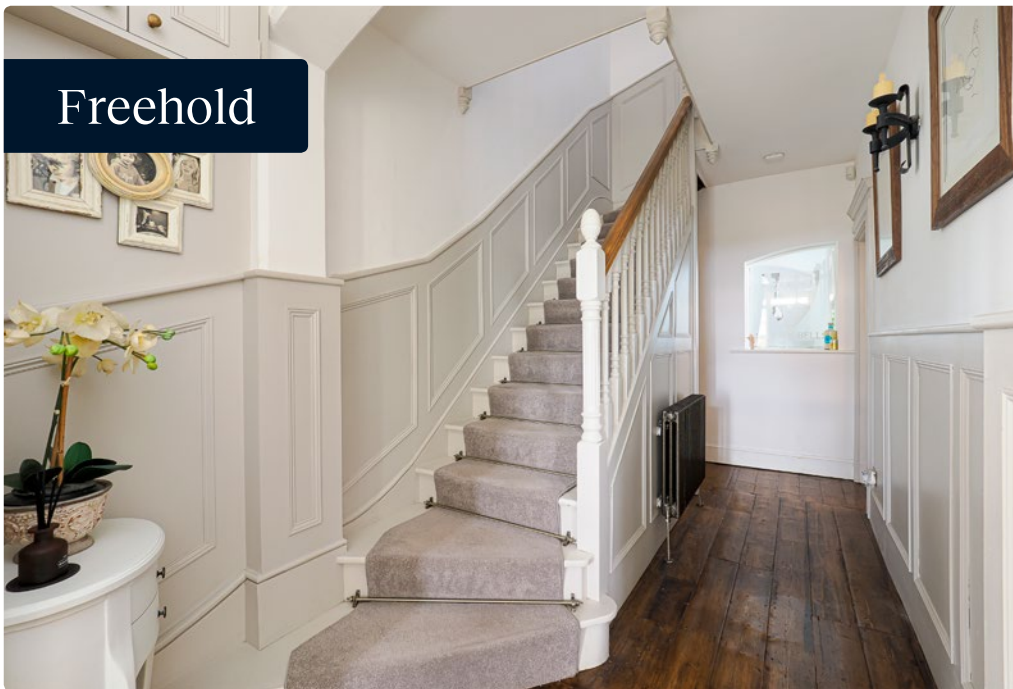




Freehold



The Six Bells, Church Lane, Chislet CT3 4 DX

- Enchanting Detached Georgian Residence
- Almost 4000 Sq.Ft Of Splendid Accommodation
- Flourishing In Period Features
- Three Reception Rooms & Converted Cellar
- Charming Kitchen Breakfast Room & Dining Area
- Five Bedrooms & Four Luxury Bathrooms
- Set Within Approx. 0.58 Acres Of Splendid Grounds
- Double Garage & Large Summer House With Hot Tub

SITUATION:

Chislet is a sought-after hamlet steeped in history, with the Domesday Book recording Chislet as Cistelet, (Old English for a 'chesnut copse'). Normans built Chislet church in the 12th century, with four bells. In 1729, the four bells were recast into a ring of six bells. And so, the inn was named 'The Six Bells'.

In addition to the beautiful old church, Chislet has a well-regarded primary school, (under ¼ mile) and a short walk down the lane from a traditional old country pub 'The Gate Inn', (under ¾ mile).

There is a real community feel to Chislet and Marshside, (designated as an area of Outstanding Natural Beauty). Chislet holds an annual traditional country fair. Lovely country walks are abundant, with excellent opportunities for horse riding, cycling and dog walking, and discovering a huge variety of wildlife. Despite being in the heart of the English countryside, the beautiful, vibrant and

cosmopolitan Cathedral City of Canterbury with its superb array of restaurants, Marlowe theatre, renowned grammar and private schools and universities is nearby. (Voted earlier this year as 'Kent's best place to live in 2023 - a 'foodie paradise' with 'decent links to London'.) Canterbury West station provides a high-speed service to London in under an hour.

Also nearby is the pretty seaside town of Herne Bay which has a station, delightful promenade, pier, great range of leisure amenities, rowing/sailing clubs, swimming pool, cinema and a good selection of restaurants. Along with Whitstable, Birchington (Minnis Bay), Reculver and many others, there are lots of attractive beaches within easy reach. Local golf clubs include Canterbury, Boughton and Chestfield Golf club (7.5 miles away), which claims to have the oldest clubhouse in the world – mentioned in the Domesday Book as a gift from William the Conqueror.



An enchanting Georgian residence and former village public house, dating back to the early 1800's, situated in a tranquil, quintessential English hamlet, with lovely, far-reaching views from both front and rear over countryside. Surrounded by over half an acre of park-like gardens, complete with secret garden, koi pond and waterfall, The Six Bells offers nearly 4000 square feet of beautifully presented accommodation. In addition to the main house is a 30 ft cabin with hot tub, lounge area and sun deck. In the private car park, approached via an electric 5 bar gate, sits an oak-framed cart barn, with tiled cat-slide roof (parking for two cars), an extra garage, with separate store for ride on mower and a large gravel parking area for multiple vehicles. This lovely property has been fully renovated and reconfigured, embracing the property's heritage and combining period charm and modern convenience.

The Six Bells is flourishing in history and traditional features, which includes wood panelling, heritage oak doors with brass knobs, exposed beams, intricate architrave,

antique style radiators, Georgian fireplaces, stripped floors, and stunning sash windows dressed in bespoke shutters. Quality fittings and attention to detail are at abundance, displaying the property's wealth of character.

The handsome front door sits centrally to the beautifully balanced property and opens into a grand entrance hall bursting with period features, where the eye is drawn to an original etched glass window, allowing light to pour in from the kitchen/breakfast room. To either side of the hallway are two reception rooms both with antique style radiators, wood burning stoves, stunning Georgian styled windows with quality plantation shutters, fine panelling and original stripped floorboards. The kitchen/breakfast room sits at the rear of the house and beneath traditional beamed ceilings are an array of solid timber, antique white shaker framed kitchen units set around a large island, finished with rich granite worktops and set upon rustic, hand-scraped oak flooring. A cream Aga is a distinctive feature, encompassed by an exposed brick

chimney breast and sitting beneath a rustic oak bressummer, whilst all other appliances are fully integrated and include a large double Butler sink, with traditional chrome bridge taps and separate hand-spray. Matching bespoke banquette seating, with custom made seat cushions, is arranged beneath the huge window, whilst French doors lead to the breakfast terrace and gardens beyond.

From the hallway there is a further reception room currently used as study/library, (previously a formal dining room), with beamed walls and ceiling, traditional full-height bookshelves, open fire with Georgian insert and surround and original stripped and stained floorboards. From here a door leads to a spacious boot room, providing access to the garden via a stable door. There is a large utility room with ample storage and a beautifully appointed cloakroom. The original beer cellars reflect the property's heritage; creatively designed to offer a traditional-styled bar, bar stools, pool room alongside two further rooms for entertaining – and even the original barrel hatch.





From the hallway an elegant staircase ascends to the first floor, with five bedrooms (three with ensuite facilities) and a well-appointed family bathroom. The grand principal bedroom offers lovely views over acres of countryside, original panelling and a bank of bespoke fitted wardrobes. There are steps down to a stunning ensuite bathroom with a free-standing bathtub and walk-in shower. There are also fitted wardrobes to bedroom two, three and four, and all five bedrooms have far-reaching views. The third bedroom is a split-level bedroom complete with ensuite shower room, ideal for a teenager or au pair looking for independence. The loft, accessed via a hatch from the landing, has been partially boarded and can be used as storage - however the space is vast, and it holds potential for conversion. In addition, there is an opportunity to extend the ground floor or two storeys creating a larger kitchen/dining area and a further double bedroom and ensuite. Planning permission has been granted and drawings are available.

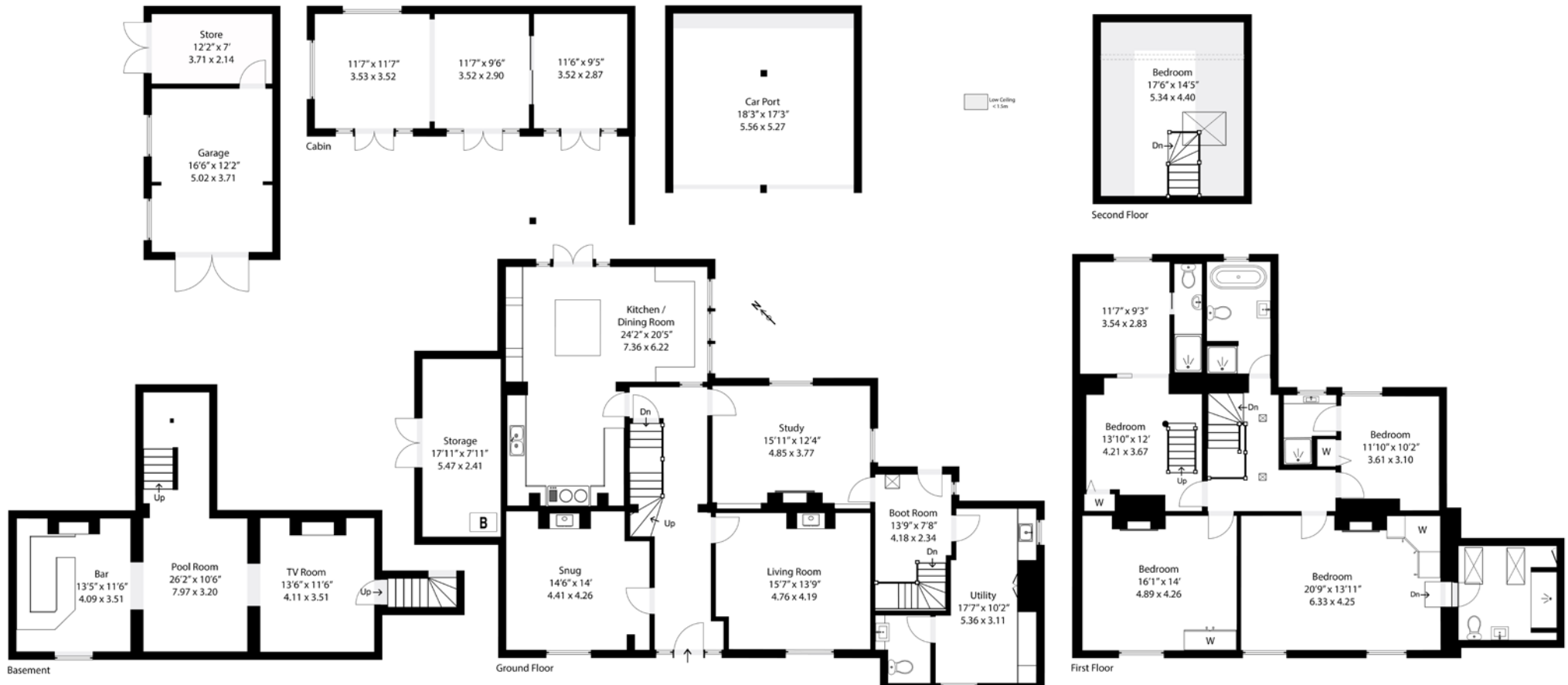
OUTSIDE:

The Six Bells is set within approx. 0.58 acres of stunning grounds incorporating a gated driveway with cart barn, brick terraces and splendid landscaped gardens. There are fields and countryside both in front and behind the house. The brick sun terrace is accessible from both the kitchen and the boot room and leads to a recently-installed summer house with bi-fold doors (which recline fully) to access a hot tub area, bar and outside lounge. Every part of the garden is private and peaceful and wraps around the property. There are different lawned areas, interspersed with established shrubs and mature trees, including apple, pear and willow tree. There is also a tranquil, secret garden which is decked and provides additional seating next to a large pond and waterfall. The gardens are fully enclosed to allow pets to roam freely and children to play safely.









TOTAL FLOOR AREA: 4886 sq. ft (454 sq. m)
 HOUSE: 3914 sq. ft (364 sq. m)
 OUTBUILDINGS: 972 sq. ft (90 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Oil Fuelled Heating & Mains Drainage

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