





## Cheyney House, 8 Stable Court, Chilham Castle Estate, Chilham CT4 8DB

- Beautiful Detached Unlisted Period Property
- Four Double Bedrooms & Three Large Reception Rooms
- Two Luxurious Ensuites, Family Bathroom & WC
- Wonderful Vaulted Ceiling Kitchen & Breakfast Room
- Fine Materials & Bespoke Craftmanship
- Unique Private Gated Courtyard Location
- Off Road Parking For Several Cars
- Situated Within The Sought After Chilham Castle Estate

### SITUATION:

Cheyney House is situated in the unique and beautiful, gated Stable Court, within Chilham Castle Estate, with the picturesque village square a short stroll down a private road to the east and livery stables to the west.

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 soon to be opened a wine bar and local produce shop.

The village is also served by a post office, garage, a primary school, The Woolpack Inn, a railway station, a children's playground, the village hall, a tennis club and sports centre

and Garden Centre with Coffee Shop. 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:**

Dating originally from the late 18th /early 19th century, developed in the early 2000s Cheyney House is the only detached property in the beautiful, gated, Stable Court nestled in the Chilham Castle Estate. Originally housing the horse drawn fire engines for the estate, this substantial, characterful, four bedroom dwelling, is part set into its wonderful, extensive landscaped gardens, this natural insulation keeps the house cool in summer and warm in winter.



The only detached property in Stable Court, Cheyney House's front door opens into an ample entrance hall with sumptuous hardwood flooring which runs seamlessly throughout the majority of the ground floor. To the left, a timber framed glazed door opens into the delightful, dual aspect sitting room. With two pretty casement windows to the front and French doors out to the main garden to the side, this room provides a stunning view of the landscaped grounds and beautiful mature trees, which can be tastefully

illuminated come nightfall. There is also an impressive Scandinavian log burner. Opposite this room the recently refurbished WC has ceramic wood effect flooring and a modern integrated WC, basin and vanity unit all set against a striking rich dark palette on one wall.

Stairs rise to the first floor, whilst beyond a door takes one into the spacious living room. There is sublime natural light from the French doors to the attractive private courtyard section of the garden. The room also gives access to a practical understairs cupboard and a useful utility room, with its own casement window overlooking the courtyard, housing the boiler and space for washer and dryer. To the opposite end of the room a handsome fireplace houses a real flame gas stove, framed by attractive shelving and storage cabinets. To the left the room opens into the generous dining room which has a splendid casement window at eye level with the main garden, providing a unique perspective on this engaging landscaped space. On the other side of the living room French doors open into the light and airy kitchen

with a fantastic vaulted and beamed ceiling, quirky arched windows, two of which flank a further set of French doors to the courtyard garden flooding the room with natural light in addition to the skylight. Terracotta, farmhouse style, floor tiles complement the wood effect worktops and natural wood worktop island adding to the rustic feel. Benefitting from eye level AEG Oven, NEFF induction hob and dishwasher, and integrated Bosch fridge freezer, a step up from the kitchen takes one into the fantastic and engaging breakfast room, also over-looking and giving access to the private courtyard.

On the first floor to the left there are two double bedrooms, whilst to the right the galleried landing gives access initially to a good sized guest room with built in storage and an ensuite shower room. A family bathroom is next, fully tiled with a lovely, claw footed, roll top bath. Beyond this is an impressive master suite. Entering into a dressing area with bespoke wardrobes, to the left is a luxurious ensuite shower room fitted just last year. The bedroom itself overlooks



Stable Court and the beautiful arboreal outlook beyond.

#### OUTSIDE:

The gated Stable Court is access via a private road coming off of Taylors Hill. With parking for several cars across the front of the property.

The garden, approximately 0.2 of an acre, wraps around three sides of the property and has been completely relandscaped by the current owners.

To the west side the vendors have created a private courtyard area with Indian sandstone paving, which has direct access from the living room, kitchen and garden room. This is an enchanting area to entertain or just relax in the evening sun.

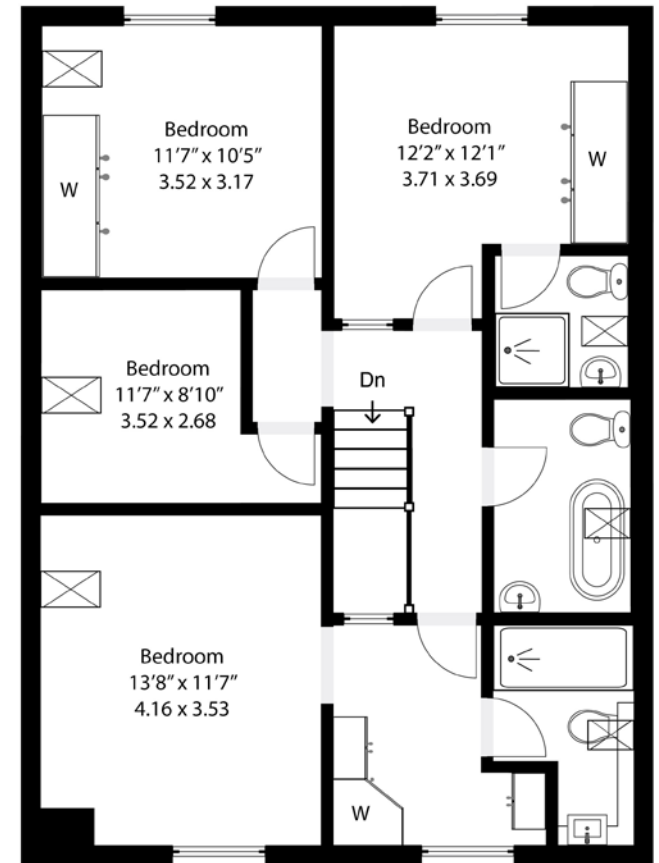
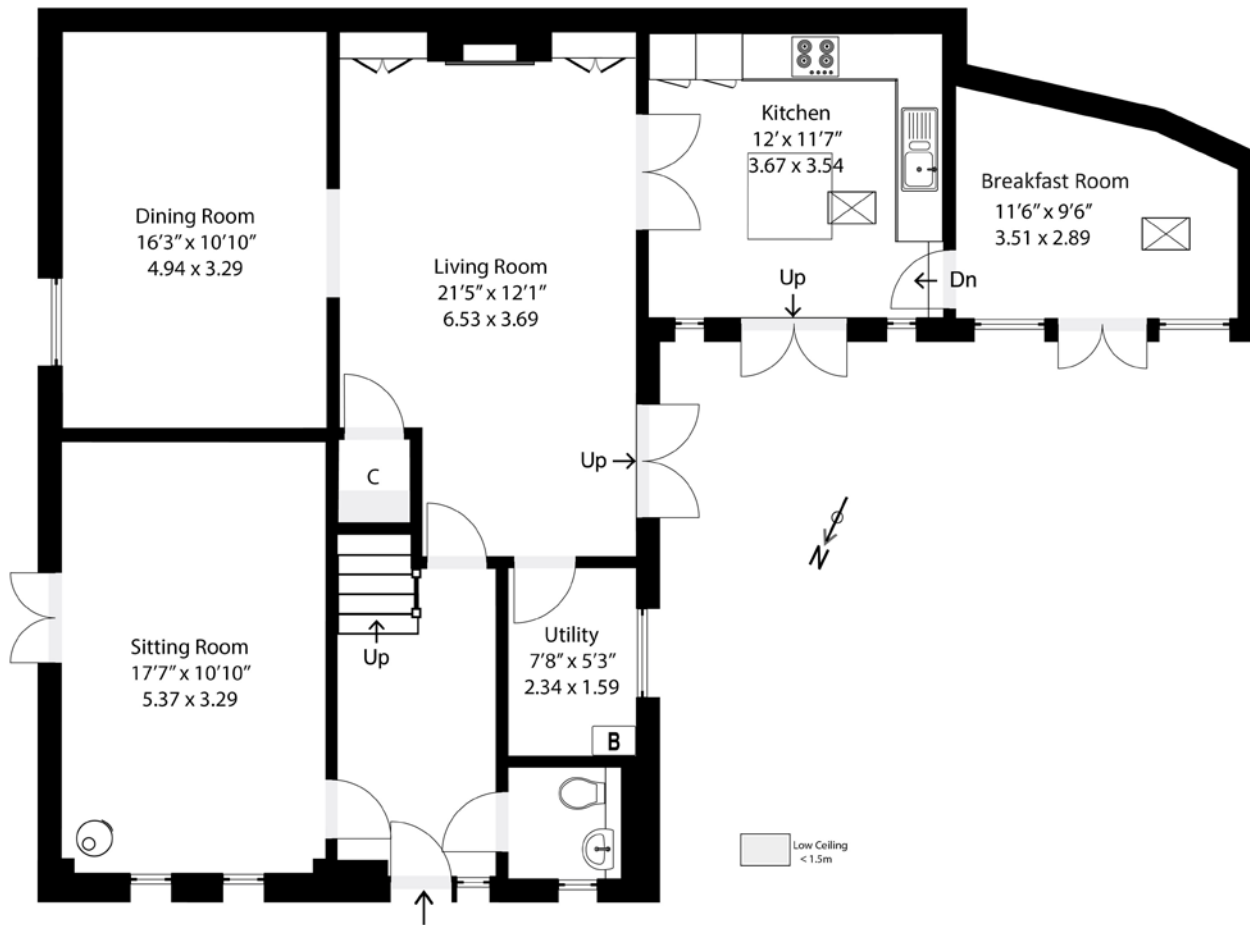
The garden then rises, following the line of one of the estate's most ancient walls, to a shingled area with shrubs and raised beds. Bordered to the rear by high holly hedges, the garden then proceeds behind the house with useful work and seating areas this takes one round the rear of the house to the main garden. Beautifully landscaped, with a mix of lawn, wild grasses and ancient Yew trees, this area has a substantial patio with gazebo accessed from French doors from the sitting room. To the opposite side of the garden there is a useful garden shed and a wonderful, wooded area with ancient yew trees. This main garden is fronted by an ornate period feature wall with a gate to Stable Court and the parking.











TOTAL FLOOR AREA:  
1874 sq. ft (174 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All mains services connected. 999 year lease from 2000, with share of the freehold with the 7 other owners of Stable Court.

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