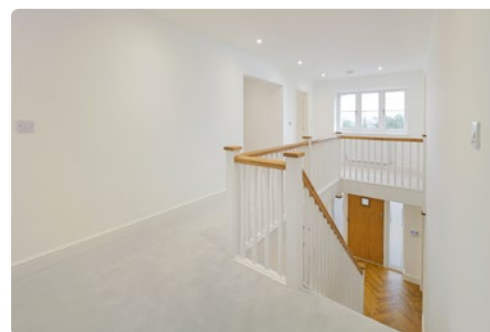




Freehold



High Bank House, Canterbury Road, Challock TN25 4DW

- Exclusively Designed Detached Residence
- Highly Energy Efficient With Air Source Heat Pump
- Four Luxury Quality Bathrooms & Five Double Bedrooms
- Sleek Kitchen With Quartz Worksurfaces
- High Specification Integrated Neff Appliances
- Fine Craftmanship & Natural Materials Throughout
- Stunning Views Over Rolling Countryside
- Double Detached Garage With Office Space

SITUATION:

High Bank House is situated in the village of Challock and is surrounded by beautiful countryside and woodland including Kings Wood. These 1500 acres of ancient woodland contain a rich variety of flora and fauna including roaming herds of fallow deer and provide a truly spectacular backdrop to this wonderfully rural property.

Challock is a picturesque and typically Kentish village, centred around the village Lees and situated high on the North Downs in an area of outstanding natural beauty. It is conveniently situated close to both the A251 from Faversham to Ashford and the A252 from Canterbury to Maidstone.

The village is served by a well-regarded primary school, The Barn Shop and a public house (The Stag). The village has a strong sense of community, with many clubs and societies running from either the village's

Methodist chapel or the ancient Norman Church of Saint Comas and Saint Damian.

Other nearby villages include Charing (4 miles), Wye (4 miles) and Chilham (5 miles) and Selling (6 miles), all of which offer a good range of local services including shops, primary schools, a post office, butchers, and railway stations.

From a wider range of amenities, you have the market towns of Faversham (7 miles), Ashford (7 miles) and the Cathedral city of Canterbury (11 miles). Both Canterbury and Ashford offer a good selection of shopping and leisure facilities, private and state schools, hospitals and mainline stations with high-speed links to London.



DESCRIPTION:

High Bank House is a substantial brand-new detached residence, with over 3000 sq. ft of luxuriously appointed accommodation, set over two storeys and positioned within a generous and secluded plot within the charming village of Challock.

The property has been sensitively designed and architecturally perfected to present not just an aesthetically beautiful home but a highly energy efficient one run on an exceptionally economical air source heat pump.

The interior has a luxury finish with designer bathrooms, a bespoke kitchen with an abundance of integrated Neff appliance, underfloor heating, a Hase Lima wood burning stove and internal oak doors. The craftsmanship is utterly magnificent throughout, with beautifully laid herringbone Amtico flooring and a striking reclaimed brick fireplace.



The front door sits beneath an oak framed canopy and opens into an impressive reception hall, with a well-appointed cloakroom and an oak staircase which rises to the first floor.

To the front, left of the property, there is a study/playroom, or potentially a bedroom for relative or au pair, as it could be connected to the cloakroom at the rear, which is large enough to become an ensuite shower room.

To the right there is a splendid sitting room with reclaimed brick fireplace, which allows one to add a woodburning stove or open fire.

At the rear of the house there is an impressive open plan living space which spans the entire width of this grand property and has a Hase Lima wood burning stove and floor to ceiling aluminium doors which open out onto the south facing rear garden.

The kitchen includes a range of bespoke wall and floor units which integrate many Neff appliances including a wine cooler, a hide and slide pyrolytic oven, microwave, warming tray, Hotpoint fridge and separate fridge-freezer. The space is finished with striking quartz work tops, which cover the large island which is illuminated by the pendant lighting and integrates the Neff vented induction hob.

The kitchen is further enhanced by a Franke ceramic under mounted sink which has been finished with a Franke monobloc mixer tap.

The kitchen is complemented by a useful and well-equipped utility room, which has the same quality Franke sink and tap alongside free-standing laundry appliances that will be left with the sale of the property.



On the first floor, a splendid central galleried landing leads to five substantial double bedrooms and a spacious family bathroom, fitted with a luxury Winterbury freestanding bath with Niagra Harrow freestanding tap, there is a Kudos Pinicle shower unit with Grohe shower unit and taps and a beautiful Roca soft basin with Roca taps and WC. The EMKE mirror has a shaver socket, demister pad, bluetooth, vanity mirror and illuminating LED lighting.

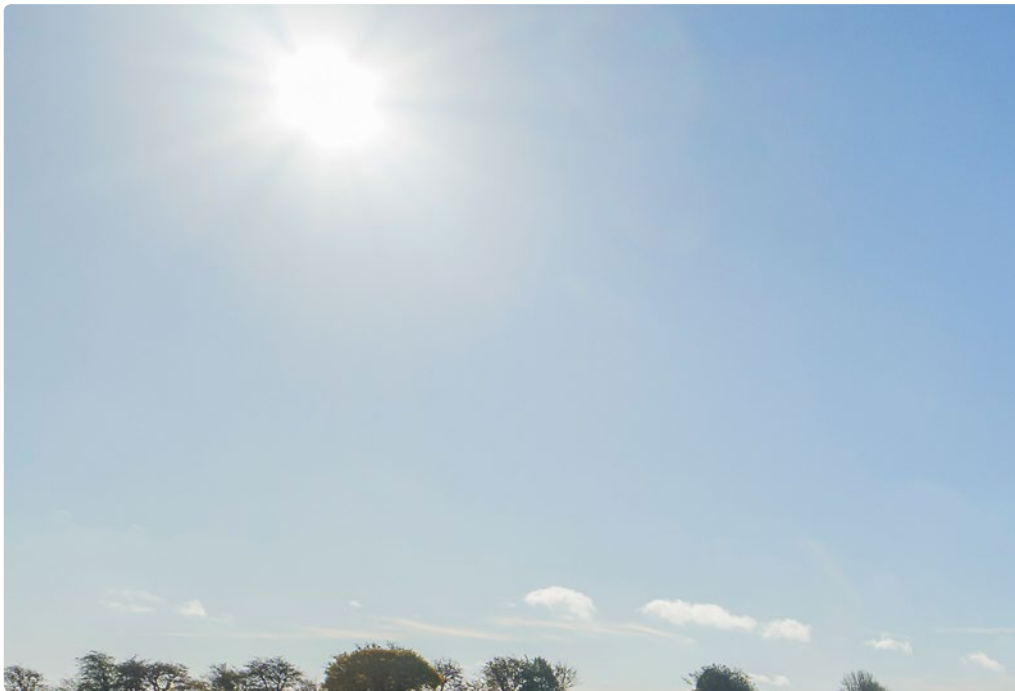
Three of the bedrooms have their own ensuite bathrooms with similar high-quality fixtures and fittings that are found in the main family bathroom. The principal bedroom has beautiful views over rolling countryside, a walk-in wardrobe and an ensuite with twin Roca bowl sinks.

THE OUTSIDE:

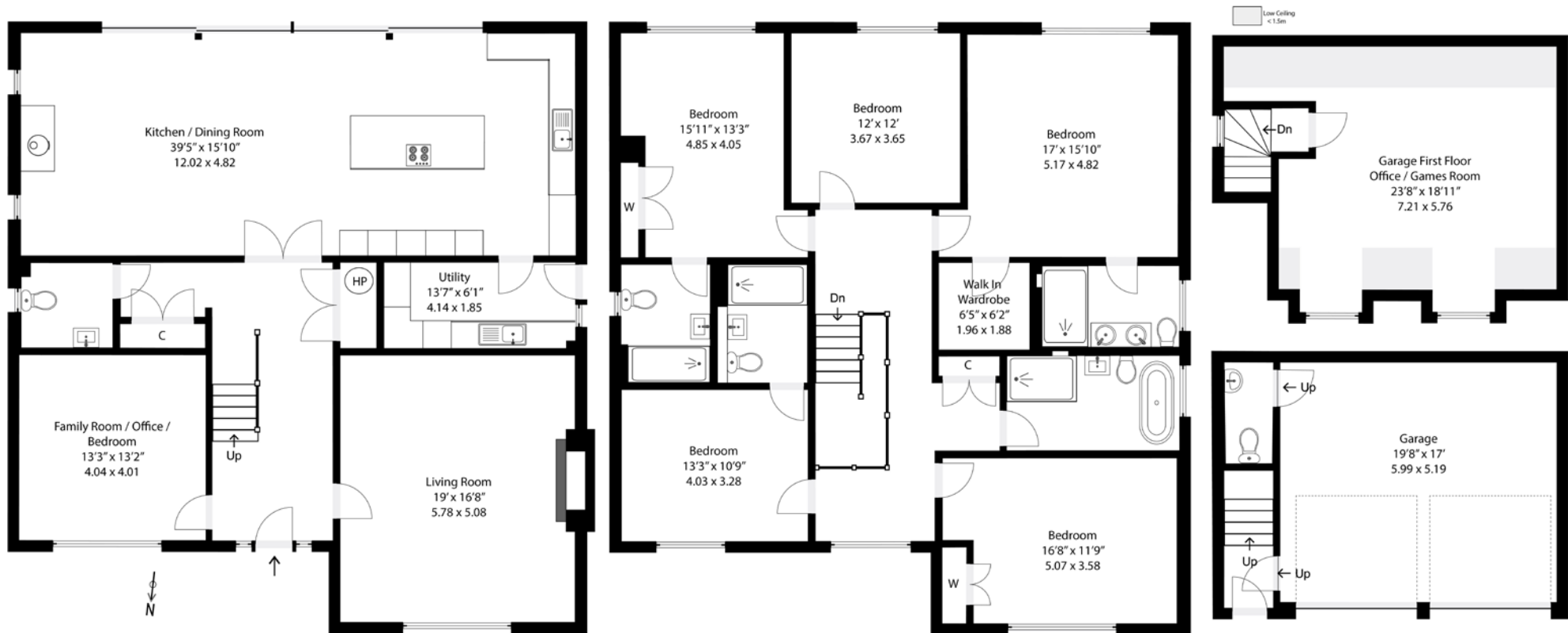
Highbank house enjoys a generous plot with a substantial resin shingle driveway which leads to a detached double garage with remote controlled Bulldog roller shutters. The garage is double storey and has a room upstairs which has two dormers, ideal for home office, which also benefits from a WC. The driveway also has an EV charging point and parking for half a dozen cars.

The garden wraps around the sides and expands at the rear with immaculately laid lawn and has beautiful views over Challock countryside. From the large sliding doors there is a beautifully laid patio which runs the full width and gives ample space for alfresco dining.









TOTAL FLOOR AREA: 3883 sq. ft (351 sq. m)
 HOUSE: 3064 sq. ft (285 sq. m)
 GARAGE: 819 sq. ft (76 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 TBC



GENERAL INFORMATION
 Air source heat pump

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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