



Freehold



## 1 Shiregate Cottages, Shottenden CT4 8JX

- Enchanting Three Bedroom Cottage
- Renovated & Extended To A Significantly High Standard
- Modern Kitchen Breakfast Room & Utility Area
- Wood Burning Stoves In Both Receptions
- Stunning Views From Every Room
- Set Within Approx 0.54 Of An Acre
- Fruit Orchard & Well Organised Vegetable Gardens
- Rural Location Close To Faversham & Canterbury

### SITUATION:

The property is set within a quiet country lane, in a picturesque rural setting which is designated as An Area of Outstanding Natural Beauty, and a few miles from the sought after village of Chilham.

Chilham is an historic 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 fifteenth century square with a post office, primary school and several public houses.

Other nearby villages such as Selling (2.5 miles) and Sheldwich (3.5 miles) both offer outstanding primary schools.

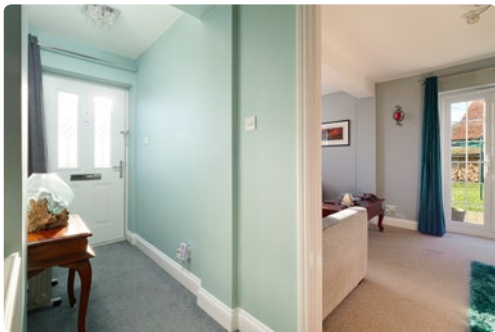
The nearby Cathedral city of Canterbury (8 miles) offers a superb range of shopping, recreational and educational amenities, including a good selection of State and

private schools and three universities. The city is served by two mainline railway stations which connect with London Victoria and London St Pancras in approximately one hour.

The market town of Ashford (10 miles) also provides excellent shopping, recreational and educational amenities along with a high speed rail service which reaches London St Pancras in approximately 38 minutes from Ashford International Station.

The area is very well served by road connections, with the A2/M2 (5 miles) and the M20 (which can be joined at Ashford) both connecting with London and the coast.

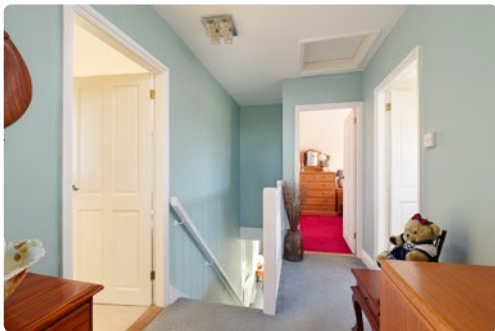
The Channel Tunnel terminal at Folkestone (25 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (23 miles) also provides regular ferry crossing.



An enchanting three-bedroom cottage, dating back to the mid 1900's and bursting with character and modern enhancements which include a quartz topped kitchen, two woodburning stoves, and new windows and doors. Situated in the village of Shottenden in the most idyllic rural spot overlooking rolling countryside, Shiregate cottage occupies a generous plot of approx. 0.54 acres of beautifully landscaped grounds which include a fruit orchard and vegetable garden.

The current owners have embraced the style of this home whilst thoroughly renovating and extending the property. There is now over 1200 sq.ft of beautifully presented accommodation in addition to a two storey workshop which could be converted into a self-contained annexe. STPC

The driveway sweeps round to the rear of the property where there is access into the house via the kitchen, however the formal entrance sits to the front of the property, where the new composite front door opens into an entrance hall.



To the left of the hallway there is a charming dual aspect sitting room with French doors to the garden and a woodburning stove which is encompassed by an exposed brick fireplace and finished with an oak bressummer. To the right of the hallway there is a dining room which has exceptionally beautiful views and benefits from a wood burning stove set nestled within characterful brickwork.

The kitchen breakfast room has been totally transformed and forms part of the rear extension, the units have a pale hue of green which complements the metro style tiles and quartz work tops. There is an array of units including a plate rack and glass cabinets, along with a ceramic butler sink which add another depth of character, the kitchen is further enhanced by a utility room which has ample space for laundry appliances.

To the first floor one will find three double bedrooms and a well-appointed family bathroom with quadrant shower and freestanding slipper bathtub. The main bedroom enjoys splendid views to the front

and rear and has a vast amount of fitted wardrobes.

#### OUTSIDE:

Shiregate Cottages now occupies a generous plot after additional land was purchased, there is over half an acre, which includes a beautifully landscaped garden and a fruit orchard with kitchen garden. The main garden has a raised patio framing the unspoilt views, whilst the rest of the garden is mainly laid to lawn, interspersed with established shrubs and young trees. There is a chicken coop and wildlife pond, and plenty of seating areas dotted around the garden. The two-storey workshop has been divided up, but could be fully converted to offer a self-contained annexe STPC

Additional land was purchased and sits to the other side of the driveway and is approx. a third of an acre, the current owners have planted an abundance of fruit trees and several raised beds which create a wonderful amount of vegetable patches.



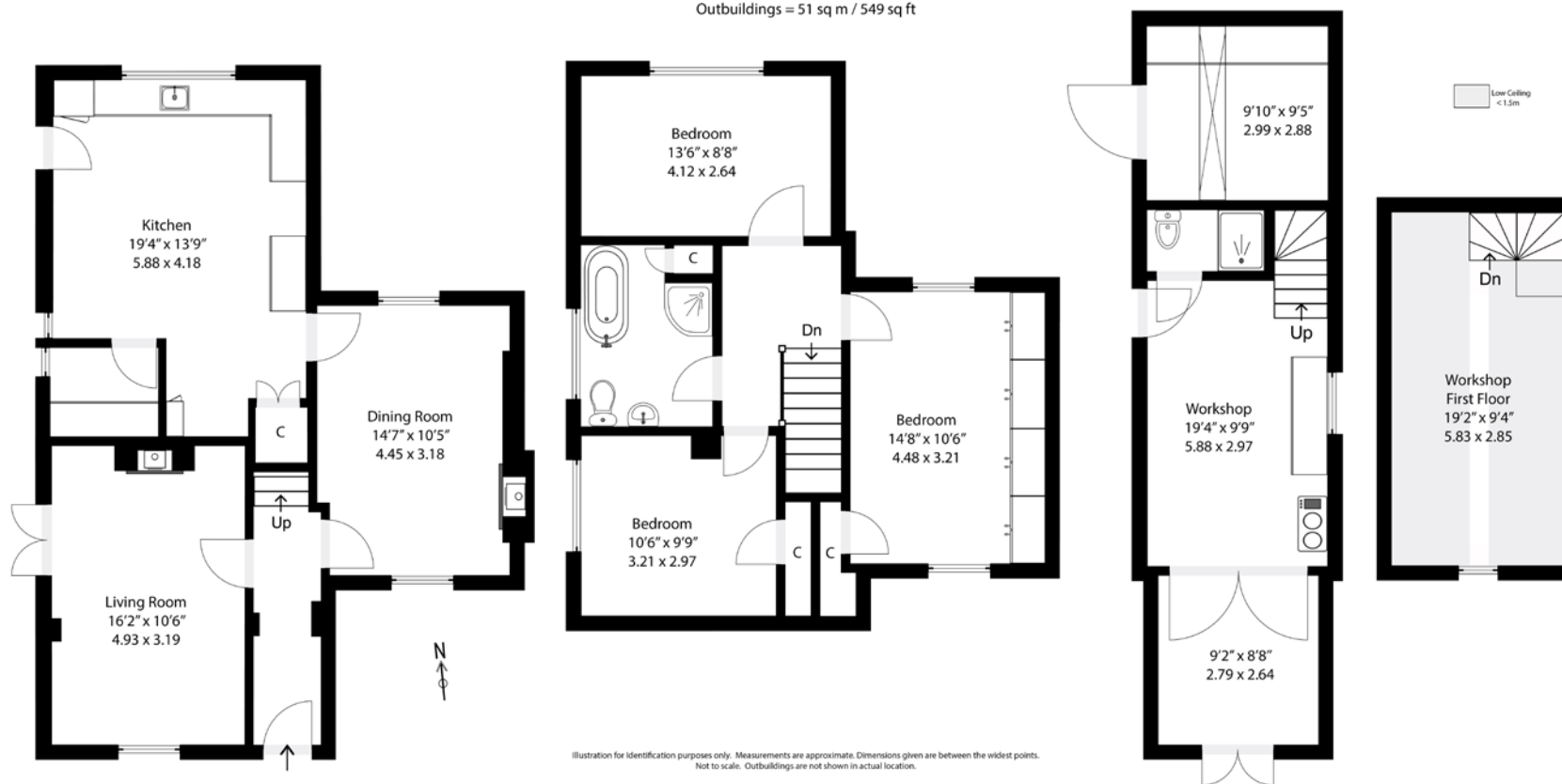






1 Shiregate Cottages, Soleshill Road, Shottenden, Kent, CT4 8JX

Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1235 sq ft  
Outbuildings = 51 sq m / 549 sq ft



TOTAL FLOOR AREA: 1784 sq. ft (166 sq. m)  
HOUSE: 1235 sq. ft (115 sq. m)  
OUTBUILDING: 549 sq. ft (51 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
Oil fuelled heating and private drainage shared with next door

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

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