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The Stables, Howletts Farm, Soles Hill, Shottenden CT4 8JU

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



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- Detached Stable Conversion
- Unique & Exceptionally Characterful
- Vaulted Ceilings & Open Plan Living
- Latch Key Doors & Oak Flooring
- Kitchen With Rich Granite Work Tops
- Two Double Bedrooms & Two Bathrooms
- Off Road Parking & Generous Garden
- Stunning Peaceful Setting

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.



DESCRIPTION:

A unique and exceptionally beautiful, detached property situated in Howlett's Farm and occupying a generous plot which includes a large driveway and an enchanting garden.

The Stables is flourishing in character, with striking vaulted ceilings, exposed beams, flint walls and latch key doors, the façade is equally interesting with weatherboard complementing the brick work and timber framed windows.



The Stables was converted in 2016 and done to a high specification, carefully restoring and preserving original features along with ensuring modern convenience and good levels of energy efficiency. It now offers over 1000 sq.ft of open plan living space balanced with two bedrooms and two bathrooms.

To the left of the stables there is a carport with ample parking to the front, there is access into the property via the utility room, or the formal entrance sits to the right of the stables and opens into a glass lobby.

The living area is a spectacular open plan space which has magnificent high vaulted ceilings with exposed beams, the far wall is exposed flint, and the flooring is has beautifully laid oak floor boards.

The kitchen is open to the space and comprises of an array of units finished with rich granite work tops and set upon a stone tiled floor. There is a double range stove along with a butler sink and integrated appliances which include a fridge freezer, microwave, and dishwasher.

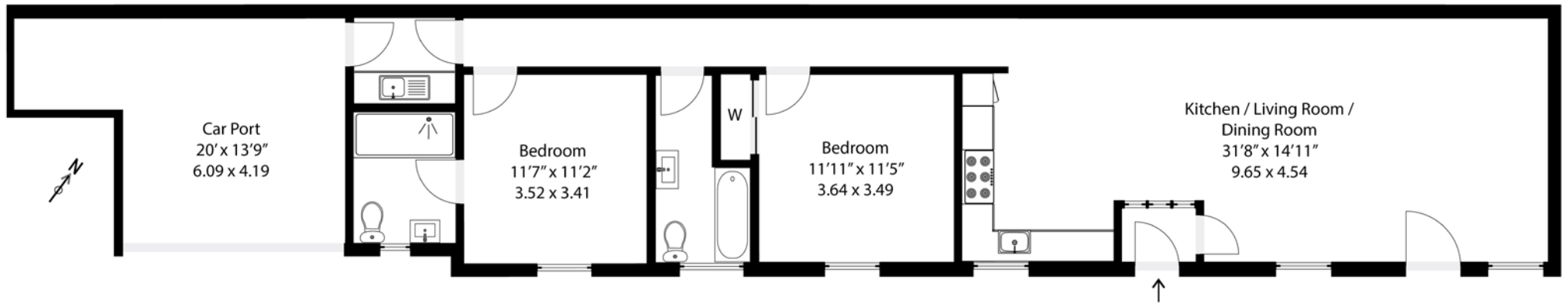
A corridor leads one to two double bedrooms and a well-appointed family bathroom, the largest bedroom has fitted wardrobes whilst the second bedroom benefits from a luxury ensuite shower room.

OUTSIDE:

The Stables has an idyllic and unique setting within the village of Shottenden surrounded by rolling countryside, the property forms part of Howett's Farm estate.

The gated Stables is accessed via a private road coming off of Soles Hill with parking for several cars to the front of the property, which leads to a car port.

The garden is mainly laid to lawn with young trees and established shrubs set along the fence and garden path.



TOTAL FLOOR AREA: 1313 sq. ft (122sq. m)
HOUSE: 1094 sq. ft (102 sq. m)
CAR PORT: 219 sq. ft (20 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
Oil fuel and private drainage

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

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