



Leasehold



5 Dovecote Court, Chilham Castle Estate, Chilham CT4 8DB

- Artistically Presented Two Bedroomed Mews
- Flourishing In Distinct Character & Period Features
- Creative Decor & Bespoke Joinery
- Quartz Topped Kitchen With Integrated Appliances
- Two Double Bedrooms & Two Bathrooms
- Off Road Parking & Enchanting Communal Grounds
- Long Lease & Chain Free
- Set Within Chilham Castle Estate

SITUATION:

Situated in the heart of the picturesque village of Chilham and within the grounds of the Chilham Castle Estate.

Chilham 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 a gift shop.

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

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.



An artistically presented two-bedroom mews which has been significantly enhanced by the current owners who have a creative eye for detail.

There are just seven converted stables, number five is nestled in the corner and is flourishing in history with a plethora of period features which include exposed beams, panelled doors, lead light windows and a particularly characterful exposed brick facade. This has been thoughtfully balanced with unique interior design and a wonderfully fitted quartz topped kitchen with many integrated appliances.

Situated within the 12th century Chilham Castle Estate, moments from the historic square, and village train station with its excellent links into London, Dovecote Court is also well positioned for reaching Canterbury just a few miles away.

The handsome front door opens into a small entrance porch which in turn leads on to the dual aspect open plan living room.



Pretty hues of F&B pink ground complement the natural hessian carpets and rich oak beams, to one side there are arched wooden windows looking out onto the courtyard whilst to the other lead light windows give glimpses of horses in the paddocks.

There is clear division for relaxing and eating, with the dining area set up adjacent to the kitchen. Here there is an array of bespoke units integrating all main appliances, a butler sink is set within the quartz work tops whilst a Rangemaster stove sits central to the glass cabinets, the space is further enhanced by copper hexagonal splash back and brushed brass cup handles.

The space is further enhanced by a water softener and a utility cupboard with laundry appliances which could be included in the sale.

To the first floor one will find a well-appointed family bathroom and two double bedrooms each with their own personalities, bold palettes of colour and bespoke joinery

give the rooms a depth of romance and individuality whilst the main bedroom has a spectacular circular window and an en-suite shower room. There is also boarded loft space providing additional storage.

OUTSIDE:

To the front of number five there is a canopy over the small private terrace, this expands onto the enchanting communal gardens which are mainly laid to lawn with the dovecote being the central point.

There is allocated parking for two cars, a few meters from the property within the Chilham Castle Estate

AGENTS NOTE:

A 999 Year lease was created in 1998 and we understand from the vendors that there is an £820 a year maintenance charges.





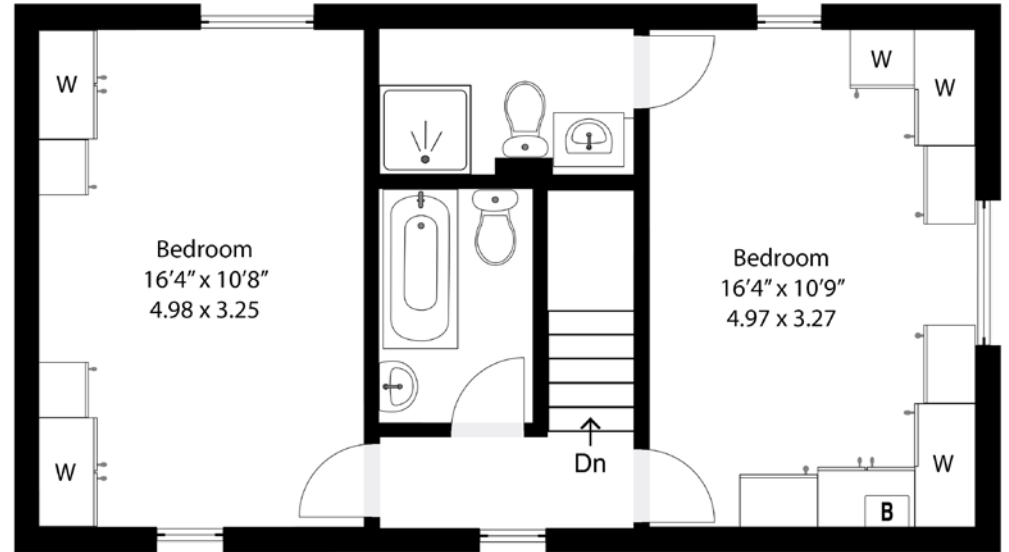
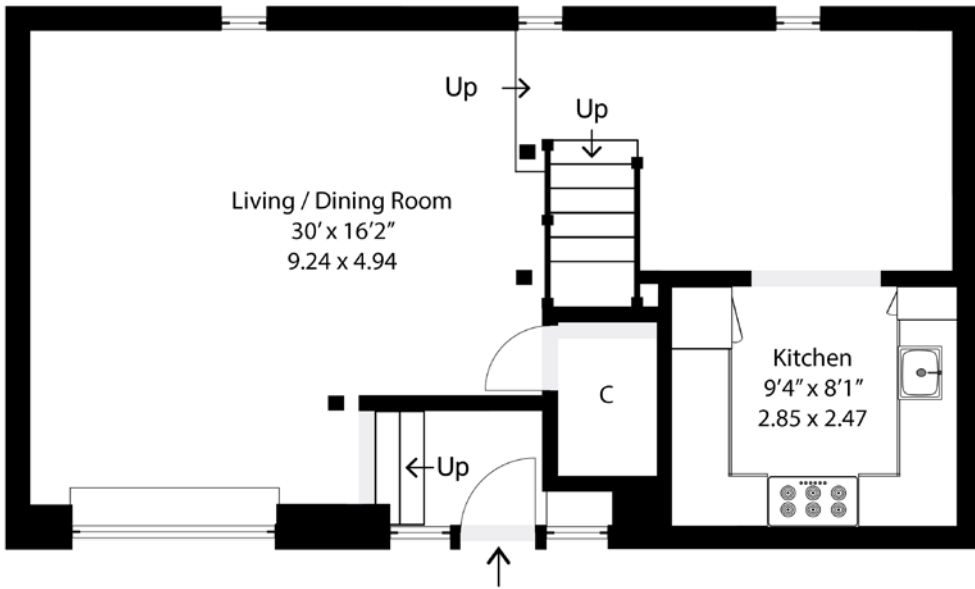


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 996 sq. ft (93 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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