



Old Plough Cottage, Shottenden, Canterbury CT4 8JL

4 BEDROOMS | 3 BATHROOMS | 5 RECEPTIONS

Freehold



Old Plough Cottage, Shottenden, Canterbury CT4 8JL

- Deceptively Spacious Period Cottage
- 2400 Sq.Ft Of Creatively Presented Accommodation
- Four/Five Receptions & Kitchen Breakfast Room
- High Quality Finish & Fine Décor Throughout
- Exposed Beams & Vaulted Ceilings
- Converted & Fully Tanked Basement
- Set Within 0.31 Acres Of Grounds With Summerhouse
- Extensive Parking, Double Garage & Car Port

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:

Old Plough Cottage is a deceptively spacious four bedroomed detached residence offering over 2,500 sq. ft. of beautifully appointed accommodation. It occupies a generous 0.31-acre plot of immaculate gardens, which include a substantial driveway, detached double-storey garage and enchanting summer house.

Originally built in 1750, Old Plough Cottage served as the village ale house for many years before being converted into a residential dwelling in the early 2000s. The property has been with one family for the last 15 years and has been significantly enhanced and extended to an exceptional standard, showcasing meticulous craftsmanship and the finest materials.

The cottage is rich in character, featuring exposed beams, vaulted ceilings, a weatherboard façade, a Kent peg tiled roof, and charming wooden windows crafted to replicate the originals. This charm is balanced

with modern conveniences, which have been sympathetically installed, including latch-key oak doors, a wood-burning stove, engineered oak flooring, luxury bathrooms, and a bespoke granite-topped kitchen with an array of integrated appliances.

THE TOUR:

The oak front door opens into a wonderful central entrance hall with stairs leading to the first floor and a convenient coat closet. This hallway provides access to all reception rooms and the open-plan kitchen breakfast area, positioned at the rear of the property to take advantage of uninterrupted views.

The kitchen features an array of wall and floor units that integrate all main appliances, including a wine cooler, double oven, full-size fridge, separate freezer, and larder cupboards. A large breakfast bar/island, finished in rich granite worktops, includes an induction hob.

French doors open up to the east side of the property, allowing natural light to flood the space, while underfloor heating is installed beneath the sleek tiles. This area is complemented by a well-appointed utility room and wash closet.

Adjacent to the kitchen, a formal dual-aspect dining room features bespoke cupboards and shelving. On the opposite side of the hallway, another formal dining room is set alongside the snug. This area forms the oldest part of the house, where beautiful beams create a subtle division between the two spaces. The snug boasts a large wood-burning stove nestled within an exposed brick fireplace.

The triple-aspect living room features a wonderfully high vaulted ceiling with exposed beams and provides access to the west side of the garden via wooden French doors. An ethanol fireplace serves as a centrepiece, providing an elegant warmth to this spacious family room.



The cellar, accessed via the kitchen, has been fully tanked and features a window that brings in natural light. Currently used as a guest bedroom, it could also serve as an ideal playroom or home office.

On the first floor, there is a well-appointed family bathroom comprising an elegant bathtub, Aqualisa shower, bowl basin, and WC. There are four bedrooms, two of which have en-suite bathrooms. The largest bedroom also includes a walk-in dressing room and a Juliet balcony.

OUTSIDE:

Old Plough Cottage occupies a generous 0.30-acre plot of beautifully manicured grounds that wrap around the entire property. The gardens are mainly laid to lawn and interspersed with mature trees and established shrubs, surrounding the sandstone patios that lead directly from various points within the house, an enchanting summer house sits to the far end and is a peaceful spot to read a book with a cup of coffee.

A driveway provides parking for multiple cars and incorporates a carport with electricity, along with a double garage that features a converted roof space, ideal for working from home. The garage could be further converted to offer a small self-contained annexe, subject to planning consent.









COTTAGE: 2395 sq. ft (223 sq. m)
 GARAGE: 647 sq. ft (60 sq. m)
 SUMMERHOUSE: 48 sq. ft (4 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Oil fuel heating & Private drainage

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