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Woodhaven, Canterbury Road, Challock, Ashford, TN25 4BB

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Woodhaven, Canterbury Road, Challock, Ashford, TN25 4BB

- Substantial Detached 1980's Built Family residence
- Four Generously Proportioned Bedrooms
- Wood Burning Stove In Open Plan Living Area
- Kitchen Breakfast Room & Separate Utility
- Extensive Driveway & Large Garden
- Potential To Convert Double Garage STPC
- Village Location With Strong Sense Of Community
- Excellent Access To Canterbury Faversham & Ashford

SITUATION:

Woodhaven 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:

A substantial four-bedroom detached residence, built in the 1980s, offering over 2,200 sq. ft. of well-proportioned accommodation, in addition to a detached, pitched double garage that holds the potential for conversion (STPC).

Woodhaven occupies a generous plot of 0.17 acres of wonderfully private grounds, which are enclosed by beautiful, mature trees. It is nestled in the village of Challock, with central access to Ashford, Faversham, and Canterbury.

The façade primarily consists of exposed brick with dark-framed windows. The front door, with stained glass detailing, opens into a spacious entrance hall with a cloakroom and a handsome staircase leading to the first floor.

Solid wood flooring has been laid throughout and leads seamlessly to the bay-fronted sitting room, featuring an exposed brick fireplace that encompasses a wood-burning



stove, which sits beneath an oak bressummer. Double oak doors lead through to the living room, which enjoys views of the garden and access via French doors.

The kitchen/breakfast room sits adjacent and could potentially be knocked through to create a wonderfully sociable family space. The kitchen has an array of wall and floor units finished with laminate worktops and plenty of space for freestanding appliances.

The kitchen is further enhanced by a utility room, which offers access to the side of the house. The ground floor is completed with an office overlooking the front drive.

To the first floor, there are four double bedrooms and a well-appointed family bathroom, which comprises a separate shower, bathtub, WC, and basin. The main bedroom has a walk-through dressing area and an en-suite shower room.

OUTSIDE:

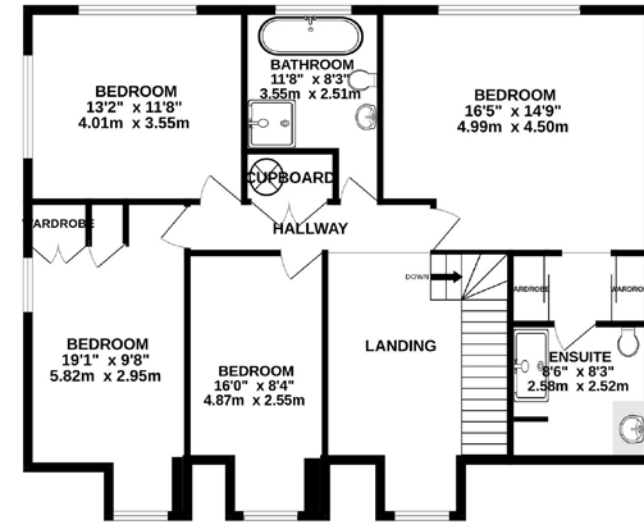
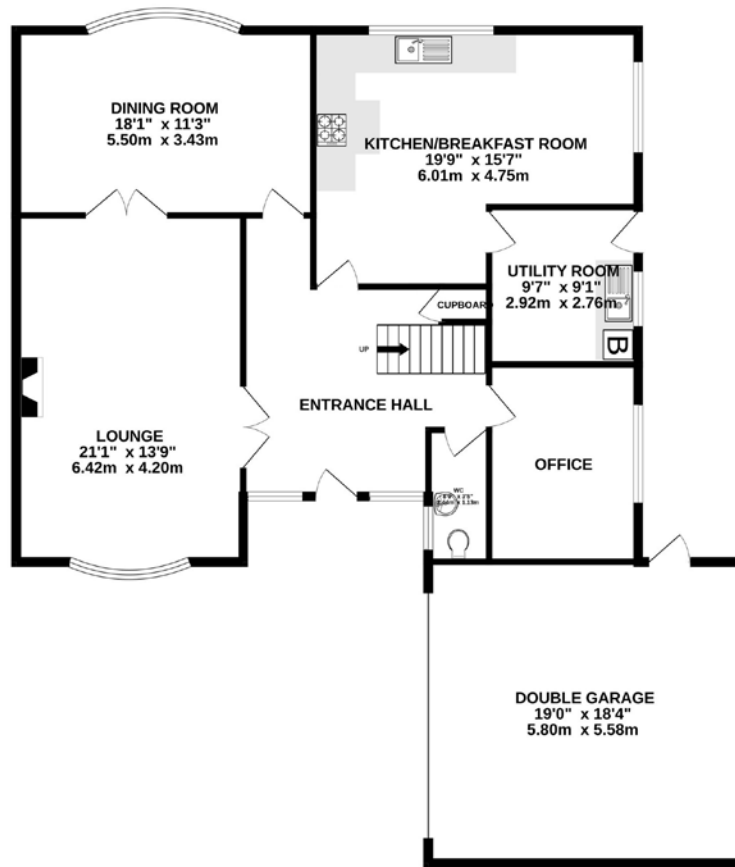
Woodhaven occupies a generous plot of 0.17 acres of wonderfully private grounds. The garden is mainly laid to lawn and bordered by multiple conifers and other mature trees.

The patio area, spans the full width of the house, and offers plenty of room for alfresco dining. Part of the patio is slightly raised and features an above-ground swimming pool, economically heated by an air source heat pump.

To the front of the property, the long driveway provides parking for many cars and leads to the detached double garage, which presents the opportunity for conversion to offer additional accommodation or a self-contained annex (STPC).







TOTAL FLOOR AREA: 2261 sq. ft (216sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & Oil fuelled heating

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

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