



Beech House, Canterbury Road, Challock, Ashford, TN25 4DW

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Beech House, Canterbury Road, Challock, Ashford, TN25 4DW

- Traditionally Styled Modern Detached Residence
- Over 2100 Sq.Ft Of Elegantly Presented Accommodation
- Three/Four Bedrooms & Two Luxury Bathrooms
- Fully Integrated Neptune Kitchen & Separate Utility
- Bi-Fold Doors From The Dining Area
- Principal Bedroom With Ensuite & Juliet Balcony
- Envious Far Reaching Views Over Rolling Countryside
- Set Within A Generous 0.28 Acre Plot Of Grounds

### SITUATION:

Beech House 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:

Beech House is a substantial detached residence, built in 2018 to an exceptionally high standard, showcasing thoughtful architecture and outstanding craftsmanship.

The current owners, with a keen eye for detail and a flair for interior design, collaborated closely with the developers to create a luxurious, bespoke finish throughout, featuring elegant décor and high-quality materials.

Occupying a generous plot of 0.28 acres of beautifully landscaped grounds, the property enjoys far-reaching views across rolling countryside. Internally, the house offers over 2,000 sq.ft of beautifully configured accommodation, designed for versatile living.

The first floor currently comprises three double bedrooms but was originally conceived as four, with the easy option of reinstating a fourth by adding a stud wall.



The façade combines heritage-style brickwork, hung clay tiles, and timber cladding, complemented by pale-framed windows and a pitched roof. A distinctive arched oak porch frames the glazed cottage-style front door, setting the tone for the elegance within.

A welcoming entrance hall features engineered oak flooring and a beautifully crafted oak staircase. A cloakroom, accessed via a characterful latch-key door, adds charm and practicality. To the left, the hall opens into a striking open-plan kitchen and dining area, centred around a bespoke Neptune kitchen.

This thoughtfully designed space includes a full suite of integrated appliances, such as a Neff oven, fridge freezer, dishwasher, and an Everhot double range cooker with electric induction hob. A generous central island with quartz worktops houses a traditional butler sink, enhanced by a 4-in-1 Quooker tap

providing sparkling, chilled, boiling, and filtered water—combining timeless style with cutting-edge functionality.

Adjacent to the kitchen, a dining area sits beside wide bifold doors, perfectly positioned to enjoy uninterrupted views of the garden and countryside beyond. A well-appointed utility room completes the space, offering ample storage and accommodation for

The dual-aspect sitting room is a warm and inviting space, featuring a wood-burning stove set within an exposed brick fireplace, framed by an intricately crafted mantle. Elegant wall panelling adds depth and character, enhancing the room's traditional charm.

Beyond the sitting room lies a versatile snug or study, ideal as a home office, additional bedroom, or playroom, depending on lifestyle needs.



Upstairs, the first floor offers three well-proportioned bedrooms, and a luxurious family bathroom complete with a bath, separate shower, WC, and basin. The largest bedroom, originally designed as two separate rooms, benefits from dual access, two large windows, and fitted wardrobes in each section—offering flexibility to revert to a four-bedroom layout with minimal effort.

The principal bedroom enjoys a Juliet balcony with far-reaching views over rolling countryside. Its en-suite shower room is elegantly appointed with Vado fixtures and high-quality sanitary ware, creating a refined and relaxing space.

#### OUTSIDE:

Beech House sits within 0.28 acres of beautifully landscaped grounds, featuring a gated driveway that leads to a double detached garage. The garage provides ample storage and additional parking, with potential for conversion into a self-contained annexe.

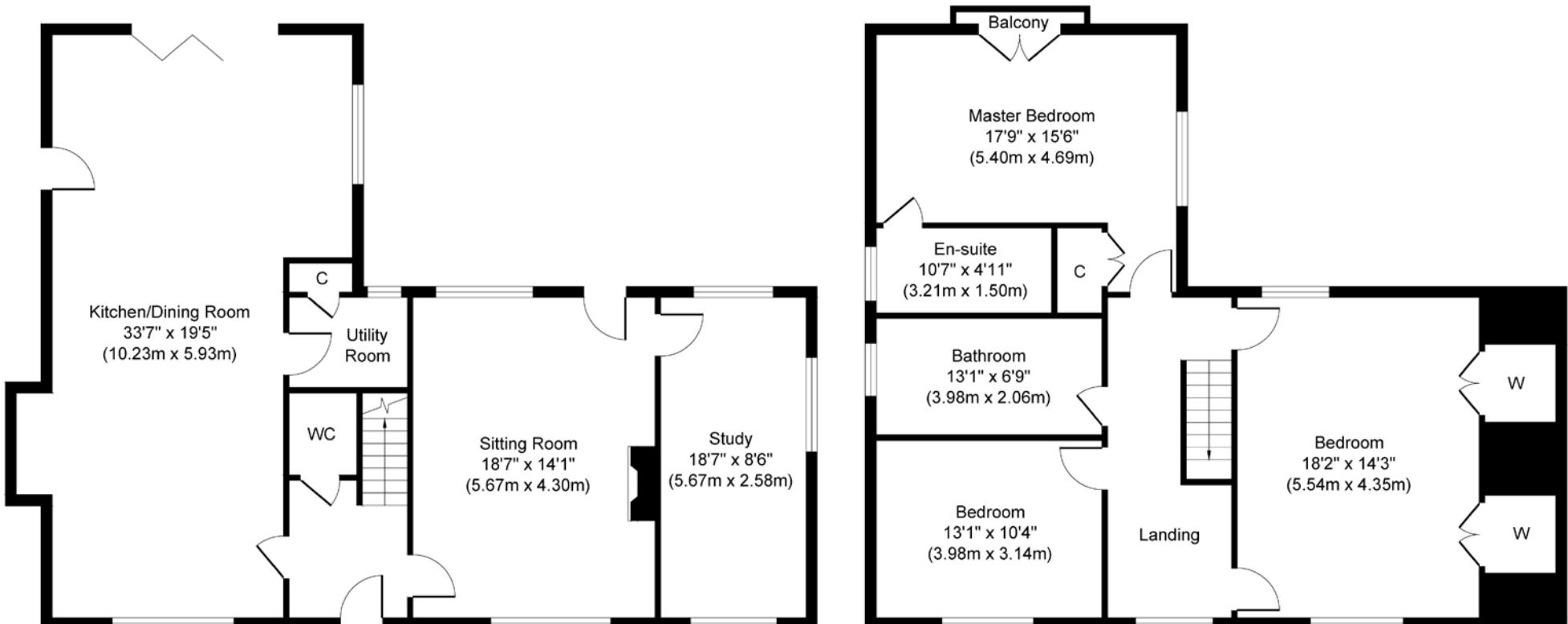
The front garden is enclosed by a charming picket fence and accessed via a brick pathway bordered by well-maintained hedging. This pathway continues around to the secure rear garden, accessed through a cast iron gate.

The rear garden is mainly laid to lawn and thoughtfully planted with established shrubs and vibrant borders. A decked seating area beneath a pergola offers picturesque views, while a patio at the rear of the house is perfectly positioned to enjoy the evening sun.









TOTAL FLOOR AREA: 2101 sq. ft (195 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
LPG gas & Private drainage

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