



Christchurch House

Boughton Hill, Dunkirk, Faversham, Kent

A stylish, contemporary house with exceptional interiors and an annexe, set in private grounds

This substantial detached property offers magnificent accommodation with generous, elegant reception space, five bedrooms and a two bed self-contained annexe.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



**CAR PORT/
OFF STREET**



**1.34 TO 6.34
ACRES**



FREEHOLD



VILLAGE



3,707 SQ FT



**GUIDE PRICE
(LOT 1) £2.35M**

Lot 1 - The property

Christchurch House is a distinctive modern property, with a focus on high quality fittings and materials imbuing a sense of luxury and comfort.

Large open spaces and glass walls create sophisticated, bright rooms with views over the charming grounds. The property features five well-proportioned bedrooms including a luxurious principal suite with dressing room, and a generous first-floor balcony. The well-maintained and private garden enjoys far-reaching views across open countryside. There is a 4KWh solar system, Tesla Powerwall and two EV chargers installed. There is under floor heating throughout, with air conditioning.

The main entrance opens into a wide reception hall which leads to several living spaces, including a study and a front-facing family room/playroom.

The kitchen/sitting/dining area is a magnificent space, arranged in an open-plan layout with an array of large picture windows and sliding doors opening onto the terrace. The bespoke kitchen is fitted with a central

island, sleek cabinetry, and integrated appliances, whilst the dining area to the side also enjoys access to the garden via sliding doors. A substantial sitting room offers space to relax and unwind in; this also has sliding doors to the garden. A utility room, boiler room and cloakroom complete the ground floor.

Upstairs, the principal bedroom, based on the quality and feel of high-end boutique hotels, includes direct access to the balcony, a walk-in dressing room, and a private shower room with twin basins. Four further bedrooms are located on this level, served by a contemporary family bathroom. The rear-facing balcony is also accessible from the first-floor landing and provides superb views over the garden and the open countryside beyond.

Lot 2

Just over 5 acres of lightly wooded grounds to the north and west is available by separate negotiation. The land is currently used to run a successful business.







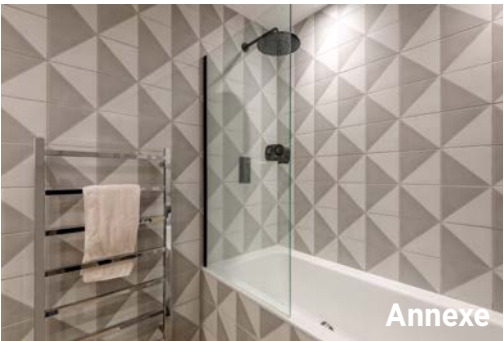
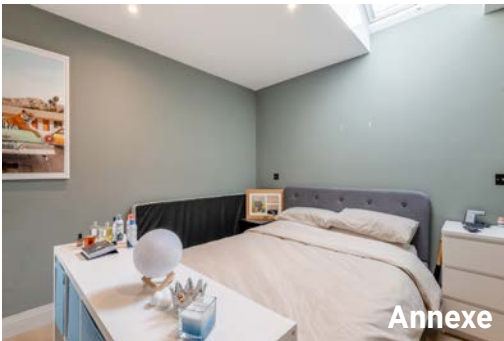
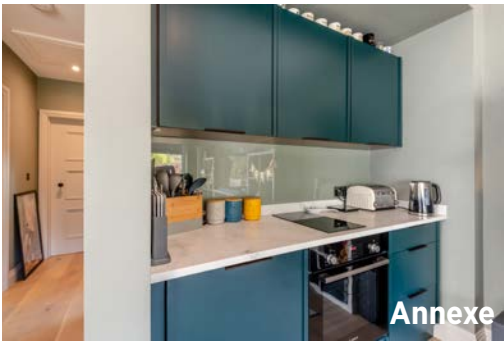












The Annexe (Lot 1)

The annexe is independently accessed and comprises a modern open-plan kitchen/sitting/dining room with glazed doors to the garden, a principal bedroom plus Bedroom 2/Utility room, and a bathroom with a bath and overhead shower.

Styled in a complementary palette to the main house, the annexe offers comfortable and private accommodation for guests or multi-generational living.



Outside

The property is approached via a long driveway that curves around to a covered carport and a paved parking area at the front of the house. A secondary drive branches off towards a detached outbuilding with a pitched tiled roof.

The garden extends to the rear and side of the house, laid to level lawn and bordered by shrubs, ornamental trees, and mixed planting. An attractive terrace runs along the rear elevation, ideal for al-fresco dining with pleached trees providing welcomed shade, accessible from multiple points within the house.

Beyond the lawn, the grounds open into a lightly wooded area, where a timber play structure is nestled among the trees. At the far end of the garden is a landscaped pond, edged with stone and crossed by a wooden footbridge that links to surrounding pathways, enhancing the natural setting. The boundary is enclosed by fencing and mature trees, with far-reaching views across the adjoining countryside.

Location

Christchurch House is situated on Boughton Hill in the village of Dunkirk, between Faversham and Canterbury. Local amenities are available in nearby Boughton-under-Blean, including a primary school, village store, post office and public houses.

A wider range of services can be found in Faversham, which offers supermarkets, independent shops and a mainline station with services to London Victoria and London St Pancras. Canterbury lies approximately 5 miles to the east, providing extensive shopping, dining and cultural facilities. The area is well connected by road via the A2 and M2, with railway stations at Selling, Faversham and Canterbury.



Distances

- Boughton-under-Blean 1 mile
- Faversham 3.8 miles
- Canterbury West Station (55 mins to London St Pancras) 5 miles.
- Canterbury 5 miles
- Whitstable 8.4 miles
- Ashford 15.2 miles
- London 54 miles

Nearby Stations

- Selling
- Chartham
- Chilham
- Faversham

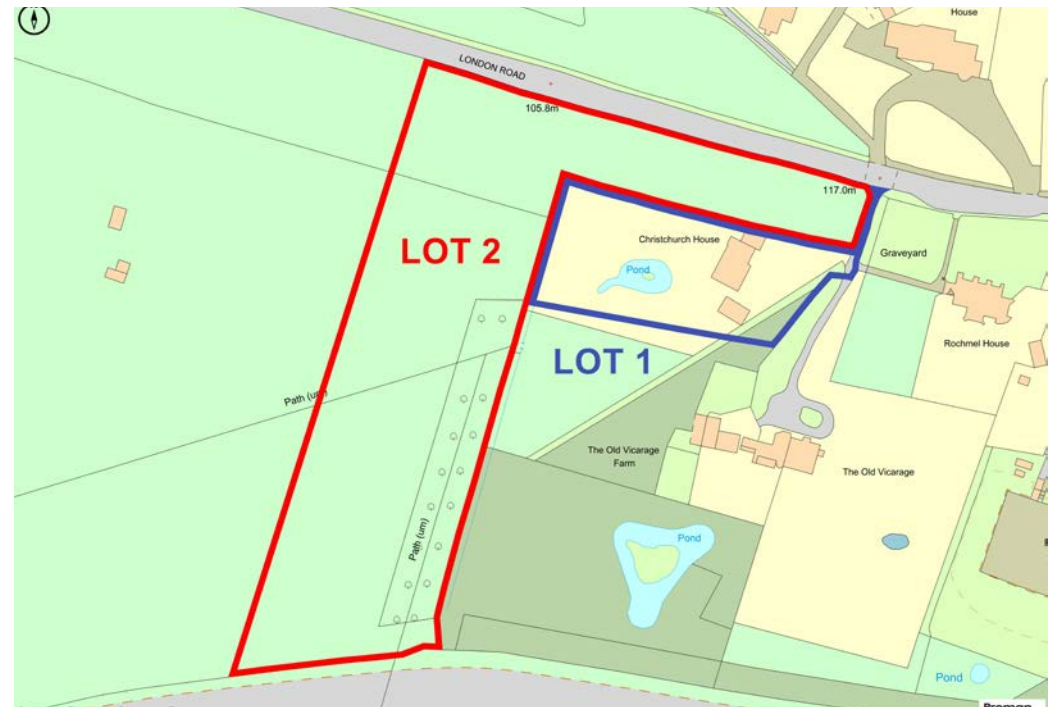
Key Locations

- Fleur de Lis Museum and Heritage Centre
- Maison Dieu Museum
- Chart Gunpowder Mills
- The Beaney House of Art & Knowledge
- The Historic Dockyard Chatham

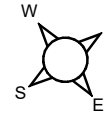
- Leeds Castle
- Dover Castle
- Hever Castle & Gardens
- Rochester Castle
- Walmer Castle and Gardens

Nearby Schools

- Lorenden Preparatory School
- Hernhill C of E Primary School
- Queen Elizabeth's Grammar School
- The Abbey School
- Simon Langton Grammar Schools
- Kent College







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,707 sq ft (344 sq m)
Carport internal area 490 sq ft (46 sq m)
Shed internal area 172 sq ft (16 sq m)
Annexe internal area 618 sq ft (57 sq m)
Balcony external area = 547 sq ft (51 sq m)
Total internal area 4,987 sq ft (463 sq m)

For identification purposes only.

Directions

ME13 9LE

what3words: ///boss.provide.providing - brings you to the driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity with air source heat pump, mains water and septic tank. 3 Phase electricity supply + two 22kWh car chargers. Under floor heating throughout. Air conditioning.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

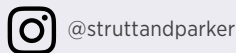
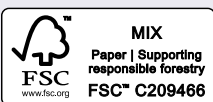
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