



Chalksole Manor Estate, Alkham, Kent

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**STRUTT
& PARKER**

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Chalksole Manor Estate Alkham, Kent CT15 7EE

A fine country estate with substantial residence & far reaching views, annexe, cottages, land, vineyard and grounds. In all about 34 acres, near the picturesque village of Alkham in the AONB.

Folkestone station 6.1 miles (London St Pancras from 53 minutes), M20 4.3 miles, A2 2.9 miles, Canterbury 14.9 miles, Ashford 20 miles

Chalksole Manor: Entrance porch | Galleried reception hall | Sitting room | Family room | Dining room | 2 Cloakrooms | Larder | Wine cellar | Kitchen/diner | Laundry | Boot room | Principal bedroom with dressing room, balcony and en suite bathroom | 5 Further bedrooms (4 en suite) | Family bathroom | Storage | EPC D
Attached Office & leisure complex: TV/bar/ snooker room | Indoor swimming pool and jacuzzi | Gym | Changing room, shower & WC | Steam room | Air-conditioned offices | Kitchen | Cloakroom | Store cupboards | Plant room
Attached Annexe: Sitting/dining room | Kitchen | Bedroom | Shower room

External: Extensive gardens | Pond | 4 car garage | Summer kitchen | Greenhouse | Chicken house and run | Workshop | Garden/log store | Ancient bluebell woodland | Vineyard | Paddocks | Barn

Grooms Cottage: Sitting area | Kitchen | Dining area | 2 Bedrooms with en suite shower rooms | EPC D

The Old Stables : Sitting area | Kitchen | Dining area | Cloakroom | Bedroom | Shower room | EPC D

Chalksole Manor

Chalksole Manor is a handsome double-fronted brick and timber-beamed residence with a wealth of original features, including fine stone and woodwork, feature fireplaces and leaded windows. Built circa 1920 in the Arts & Crafts

style, and extensively modernised and extended by the current owners, today it offers over 7,600 sq ft of luxurious and adaptable accommodation ideal for modern living, along with a trio of versatile additional accommodation.

The main house is traditionally styled with a porch opening to the striking vaulted central reception hall with its natural stone flooring, eye-catching 1920s fireplace, ornate turned stairway and galleried landing. From here double doors flow to the capacious sitting room with its bay window and detailed cornice and impressive Tudor style fireplace; the room opens directly to the rear terrace. Adjacent is a formal dining room with stone fireplace and beams also opening to the grounds. There is a further cosy family room off the hall.

The main hallway flows past the cloakroom and larder/storage room, with access to cool wine cellar, to the sociable open-plan kitchen and casual dining area with double doors opening to the garden. The kitchen benefits from a wide range of bespoke kitchen units with granite worktops; there is a central island/breakfast bar with inset sink. A large range cooker is into a feature fireplace surround and there is also a fitted microwave, two fitted fridge freezers and dual sinks. Doors from the kitchen lead through to a fitted laundry room with Butler sink and to a rear exit comprising a boot room and cloakroom.

The staircase rises to the galleried first floor landing with four elegant bedrooms and a family bathroom; all the bedrooms benefit from extensive fitted wardrobe space and two enjoy contemporary en suite shower rooms. The principal suite has a balcony overlooking the grounds, a fully fitted dressing room and a deluxe en suite bathroom with double basins, large inset bath and shower with built in steam appliance.

The second floor offers two further bedroom suites with shower rooms and substantial eaves storage.





Office and Leisure Complex

A corridor links the main house to the contemporary styled office/leisure complex.

Double doors lead to an impressive 39ft TV/bar/snooker room. The generous indoor pool with jacuzzi has triple folding doors to the grounds and is served by a changing room with shower and WC, together with a steam room and gym.

A spiral staircase rises to the sizeable office/boardroom occupying the first floor, with a pleasing balcony, kitchen and cloakroom.

The Annexe

The annexe is totally self-contained, although attached to the main house via the laundry. It comprises a sitting/dining room, and kitchen on the ground floor and a bedroom with shower room on the first floor.













Outside

The property sits in grounds of about 34 acres nestled among picturesque Kent countryside. The main house is approached through electrically controlled gates with a large sweeping gravelled driveway giving access to the four-car garage.

The landscaped formal gardens have paved terraces, large lawns herbaceous beds, topiary and feature trees. There is a summer kitchen, Victorian style greenhouse, vegetable garden and a natural duck pond leading into paddocks and extensive ancient bluebell woodland with oak, ash and beech trees.

In addition to the main house there is a separately accessed attached annexe and two separate well-appointed properties with private terraces, a working vineyard with large barn, and adaptable outbuildings currently being used as a workshop, log and implement store.

Location

The property is situated to the north of Alkham village. The Alkham valley is in the Kent Downs, the eastern part of the North Downs and an Area of Outstanding Natural Beauty (one of only 46 in the UK). The valley lies between Folkestone and Dover. One of the most highly regarded castles in England, Dover Castle, is about 6 miles away. The area offers an abundance of bridleways and footpaths.

The village is around 3 miles from the A2, giving quick access to Canterbury, and the M20 is also readily accessible. Ashford, Canterbury and Folkestone offer a wide range of facilities and an excellent choice of well-regarded schooling.

The High-Speed rail service connects Folkestone Central to London St Pancras from 53 minutes. Links to the Continent are provided by the Port of Dover and the Eurotunnel at Folkestone.



The Cottages

The cottages are remote from the house and enjoy private parking, flag stone terraces and share access to a paddock and woodlands. The current owners let the cottages out for short term holiday use.

Grooms Cottage

Sitting area | Kitchen | Dining area | 2 Bedrooms with en suite shower rooms | EPC rating D

Grooms Cottage was converted from an old brick built stable block. On the ground floor there is a mix of rustic and contemporary finishes, including black gloss kitchen units, engineered hardwood flooring, oak beam and open plan wood staircase with gallery landing and double height window.

The first floor has two double bedrooms, each with their own en suite shower room.

The Old Stables

Sitting area | Kitchen | Dining area | Cloakroom Bedroom | Shower room | EPC rating D

The Old Stables, converted from an old chicken house, is timber-framed and is laid out over a single level with an open plan sitting/dining/kitchen area and separate cloakroom.

There is one bedroom with an en suite shower room and walk-in wardrobe.





The Vineyard

The vineyard is located to the immediate east of the main house and is easily accessible from the road or fields as all the land on the estate is interconnected.

The Chalksole Estate vineyard, planted in 2007 over 6 acres, comprises circa 9,000 vines being a mixture of Chardonnay, Pinot Noir and Pinot Meunier which represents the typical constituents for English sparkling wine. With an average crop of 8 tons a year for the last five years, the current owners have sold their grapes to wine-makers.

There is a great alternative business opportunity to engage with a contract wine maker to produce an average 7,000/8,000 bottles per annum for re-sale. The vineyard could also be expanded by further planting on a 6 acre paddock.

The Barn

Also included in the sale of the Chalksole Manor Estate is an extensive 3,600+ sq ft barn.

The barn is positioned on a separate plot measuring about 1.2 acres.

The barn's versatility includes, but is not limited to, storing the equipment needed to maintain the vineyard, storing grapes if one were to undertake becoming a vintner, or for use as a visitor centre/gift shop for the vineyard.



Chalksole Manor Green Lane, Alkham
 Main House internal area 7,610 sq ft (707 sq m)
 Annexe internal area 670 sq ft (62 sq m)
 Balcony external area = 89 sq ft (8 sq m)
 For identification purposes only.

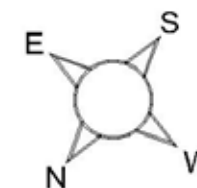


The position & size of doors, windows, appliances and other features are approximate only.

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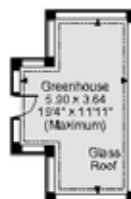
Chalksole Manor Green Lane, Alkham
 Garage internal area 953 sq ft (89 sq m)
 Grooms Cottage internal area 807 sq ft (75 sq m)
 The Old Stables internal area 674 sq ft (63 sq m)
 Outbuildings internal area 1,272 sq ft (118 sq m)
 Barn internal area 3,601 sq ft (335 sq m)
 For identification purposes only.



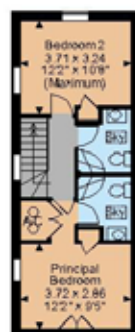
The Old Stables



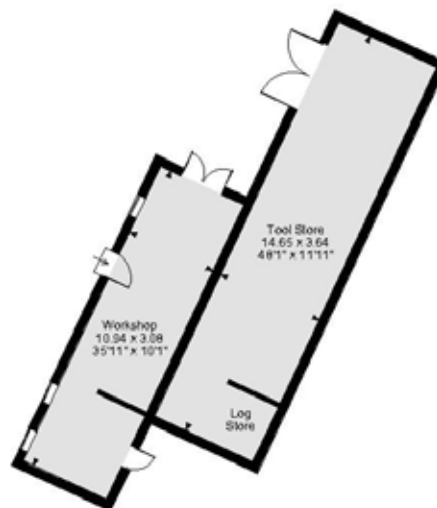
**Grooms Cottage
Ground Floor**



Outbuilding



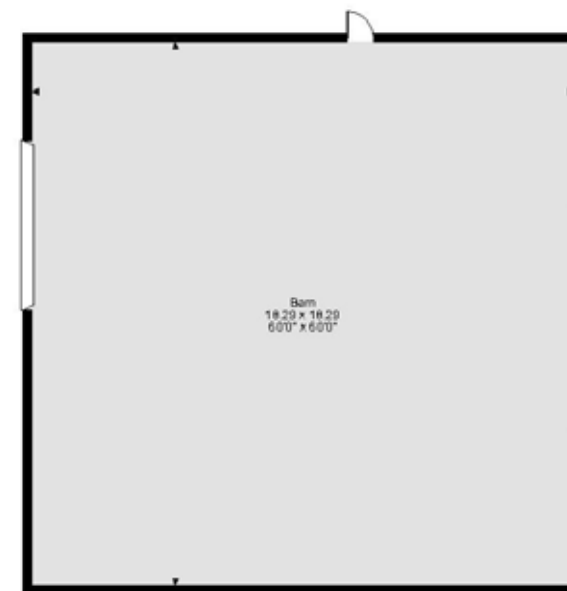
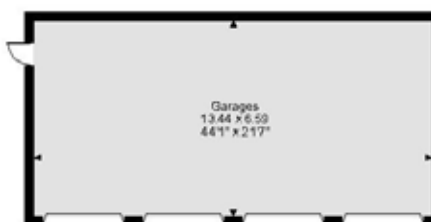
**Grooms Cottage
First Floor**



Outbuilding



Outbuilding



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Directions

From Canterbury: Travel south on the A2050, joining the A2 and proceeding to the village of Lydden. Take the right turn onto Warren Lane. After 1.7 miles turn right onto Chalksole Green Lane, where the property will be found on the left.

General

Local Authority: Dover District Council

Services: Mains electricity and water, private drainage (details of system to be confirmed) and oil fired heating

The property benefits from extensive infrastructure of Cat 5 wiring, speaker system, CCTV, and Lutron lighting system all controlled by a Crestron central processor.

Council Tax: Band G

Tenure: Freehold

Planning: Prospective purchasers should make their own enquiries of Dover District Council

Guide Price: £3,750,000

Canterbury

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