



Charlton Place

Bishopsbourne, Kent

An important house, for updating,
standing in its own splendid parkland.
Available as a whole or in up to 3 Lots

Charlton Place, Charlton Park, Bishopsbourne, Canterbury, Kent CT4 5JA

Bishopsbourne 0.6 mile, Canterbury 6.3 miles (London St Pancras from 54 minutes), Ash-
ford International 19.4 miles (London St Pancras from 36 minutes),
Central London 67 miles, Gatwick airport 72 miles

Features:

Lot A

Grade II* Listed country house with 6 principal bedrooms,
4 secondary bedrooms and 6 reception rooms, including an
imposing ballroom | Attic rooms | Swimming pool | Tennis
court | Attractive gardens and grounds | Extensive lawns |
Former cricket pitch | Parkland and woodland (about 43.26
acres/17.50 hectares)

Lot B

The squash court
(about 0.13 of an acre/0.05 of a hectare)

Lot C

About 61.05 acres/24.72 hectares of parkland

About 104.44 acres (42.27 hectares) in all





History

The Charlton estate is at least eight centuries old. It was first mentioned in 1240 but is likely to have been an established holding at the time the manor of Bishopsbourne was acquired by the Archbishop of Canterbury in 811. However, the first appearance of the Charlton lands in the historical record was probably in July 54 BC, after Caesar's first battle against the Britons on Barham Down above the house. It is likely that he watered his cavalry in the Nailbourne (then a permanent stream) in what is now Charlton Park.

The Tudor core of the present house was built around 1580 by James Herringe, a wealthy local yeoman. In 1636 the estate was bought by the Aucher family, who had acquired the rest of the manor of Bishopsbourne after the Reformation. In the 1760's they sold it to the Foote family. During the Civil War in the 1640's Sir Anthony Aucher had spent time in the Tower of London for having been on the wrong (Royalist) side. This probably explains why, when building the Dower House in the 1680's, he constructed the secret escape tunnel (now disused) that connected it to the house.

The Foote family's period of ownership produced unexpected connections. Soon after Francis and Catherine Foote bought the house in 1765, Catherine's nephew, the famous cricketer Sir Horace Mann MP, leased Bourne Park at the other end of the village. From 24 July to 1 August 1765 the Mozart family stayed there on their way home from their European tour. They went to the races on Barham Down on July 25. It is most unlikely that the Footes did not visit to view the child genius, or that Mozart escaped an invitation to Charlton Park.

During the ownership of Francis Foote's son John, and grandson Robert, it is likely that Jane Austen visited the house often. She was close to John's brother, Admiral Sir Edward Foote, who was Captain of the Royal Yacht for many years and regarded Charlton Park as the family seat. Her elder brother Edward lived nearby. She was also friendly with Robert's cousins, the five daughters of John and Eleanor Foote of London. They were at the house often and possibly gave an idea for the plot of *Pride and Prejudice*.

Robert Foote and his wife hosted George IV many times before and after he became King. The connection probably came from Sir Edward Foote. Robert had the magnificent first-floor ballroom in the new Regency west wing built to entertain George and his mistress, Elizabeth, Countess Conyngham. Oral history claims that at one dinner, the King's horse was jumped out of the window for a bet and was killed.

During World War 2, the house was requisitioned for the unit responsible for the long-range "Boche Buster" anti-invasion gun mounted on a railcar on the line that then ran behind the house, which happily was never needed.

For 20 years after the war, the house was a Dr Barnardo's home. People who were there as children still appear from time to time to share memories.

In recent years Charlton Place has hosted numerous charitable fund-raising events, also weddings, concerts and outdoor theatre, as well as business meetings.



Lot A - Charlton Place

Known as Charlton Park, the property is a fine Grade II* listed mansion set in gardens and grounds amongst mature parkland dotted with fine specimen trees.

A splendid wood-panelled entrance hall with large open fire welcomes you into the house, off which lies a morning room and a drawing room. Beyond is the substantial kitchen/family room with ceiling height windows creating a wonderful light space; there are seating areas at both ends by open fires, a central kitchen with an AGA and a dining area in the bay.

To the rear of the ground floor are the farm office, library, cloakrooms and a fully operational commercial kitchen. Substantial cellars, including two wine cellars, lie under most of the ground floor.

On the first floor are six extremely comfortable bedroom suites, two further bedrooms and a kitchen. Also on the first floor is the ballroom, an imposing 40ft room with large bay window and fine piped plaster mouldings. A wood-burning stove gives wonderful warmth to this splendid room which overlooks the mixed borders, woods and parkland beyond.

On the second floor are four further bedrooms, two bathrooms, a kitchen, water tank store and store rooms.

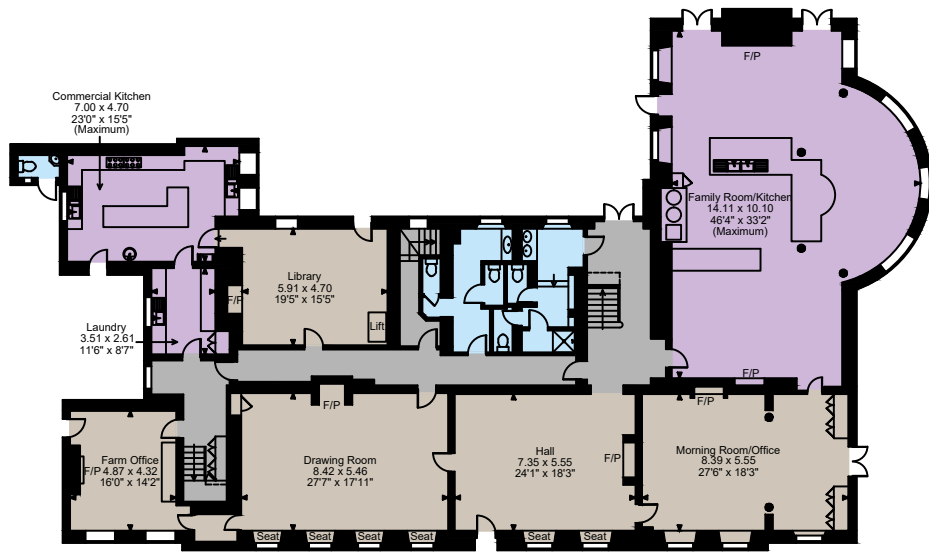
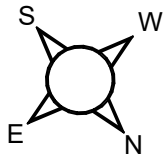








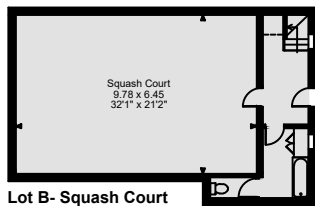
Charlton Place, Charlton Park, Bishopsbourne, Kent
Lot A – Charlton Place internal area 13,343 sq ft (1,240 sq m)
Outbuilding internal area 1,560 sq ft (145 sq m)
Lot B – The Squash Court internal area 989 sq ft (92 sq m)
Quoted Area Excludes 'External Bathroom'



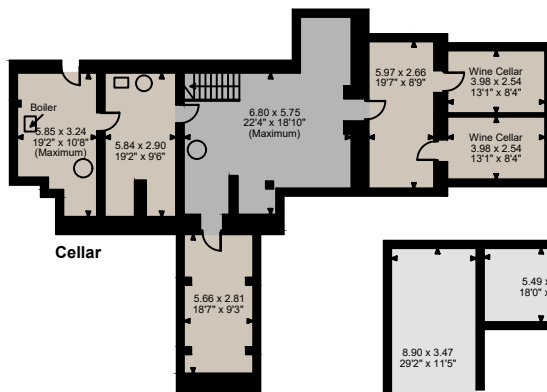
Ground Floor



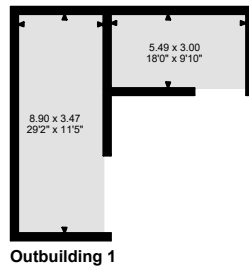
First Floor



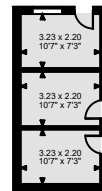
Lot B- Squash Court



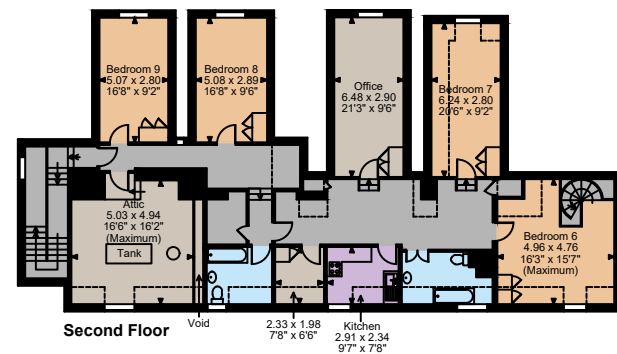
Cellar



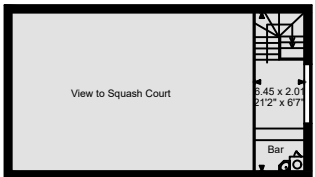
Outbuilding 1



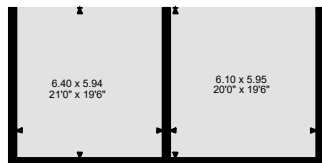
Outbuilding 2



Second Floor



Floor Above Lot B- Squash Court



Wood Store

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8455146/VBK

Outbuildings

There are outbuildings to the rear of the house and in the park, providing wood stores and storage for garden and swimming pool maintenance equipment.

Gardens and grounds

The swimming pool lies in a protected position to the rear of the house, encircled by a walled terrace above which the rear lawn rises, edged by wide mixed borders. There are level lawns to the side and front of the house, including the croquet lawn, with ample space for a helicopter landing pad. Lot A extends to about 43.26 acres (17.50 hectares).

The Snowdrop Wood lies to the west, sheltering the hard tennis court. The estate has its own cricket pitch, currently not in use, which is home to The Exiles Cricket Club.

The Land

Beyond the lawns lies the park, interspersed with fine specimen trees and bordered by small blocks of woodland. The land is currently farmed in hand. There is water to all the fields.

The Nailbourne sometimes flows, reputedly every seventh year, through the centre of the park and forms a natural lake from time to time.

Woodland

Around the park are a number of enclosures and rides, planted with a variety of native trees.

Lot B – The Squash Court

Arranged with a bar and bathroom beside the court, and with potential for adaptation for a variety of purposes, subject to any necessary consents. About 0.13 of an acre (0.05 of a hectare)

Lot C - Parkland

An extensive block of parkland, enclosed by mature woodland, and with good road access. In all about 61.05 acres (24.72 hectares).

Location

Charlton Place lies in the Elham Valley within the Kent Downs Area of Outstanding Natural Beauty, providing a perfect environment for walking, riding and cycling. Bishopsbourne is a delightful, tucked away small village with a pub, butcher-fishmonger-grocery shop, artisan baker and tea room a walk away from the house.

The historic Cathedral City of Canterbury is to the west and offers a wide range of shops, restaurants and day-to-day services along with an abundance of recreational opportunities. There are a number of excellent private and state schools in the area including King's Canterbury, Benenden and the Langton Grammar Schools, to name a few.

The location of Charlton Place, lying conveniently off the A2, gives excellent access to major road networks, High Speed One trains from Canterbury West and links to the Continent via the Port of Dover and the Channel Tunnel.







Directions

From M2 (Junction 7): Exit and join the A2. Continue past Canterbury and as you rise a hill take the exit signposted to Bishopsbourne and Barham. At the T-junction turn right and pass under the A2. At the next staggered junction proceed straight ahead and follow the road downhill. In Bishopsbourne village, turn left at the white signpost. Pass the Mermaid Inn on the right and, as the road turns left up hill, continue straight ahead, with Charlton Lodge on your right as you enter the private driveway leading into Charlton Park. Continue on the drive, passing over two bridges (the Nailbourne beneath only flows in years of heavy rain) and turn right onto the sweep in front of the house, which you will see as you approach.

General

Method of sale: Charlton Place is offered for sale as a whole, by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Services: Charlton Place has mains water, electricity and drainage. The house has oil central heating.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and other pipes whether referred to in these particulars or not. There is a public footpath over the land – it does not pass close to the house. Further details are available from the vendor's agent.

Basic Payment: The entitlements to the Basic Payment are included in the sale. The vendor has submitted a claim for the current scheme year and will retain the payment for this scheme year in its entirety. The vendor will

use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.

Designations: Charlton Place is set in the Kent Downs Area of Outstanding Natural Beauty, and within a Nitrate Vulnerable Zone.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendor's solicitors on request.

Local authority: Canterbury City Council www.canterbury.gov.uk; Kent County Council www.kent.gov.uk

EPC: Band F

Tenure: Freehold

Council Tax: Band H

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the buildings and machinery.

Solicitors: Thomson, Snell & Passmore LLP, Heathervale House, 2-4 Vale Avenue, Tunbridge Wells, Kent, TN1 1DJ
For the attention of Penelope Edgar
www.ts-p.co.uk

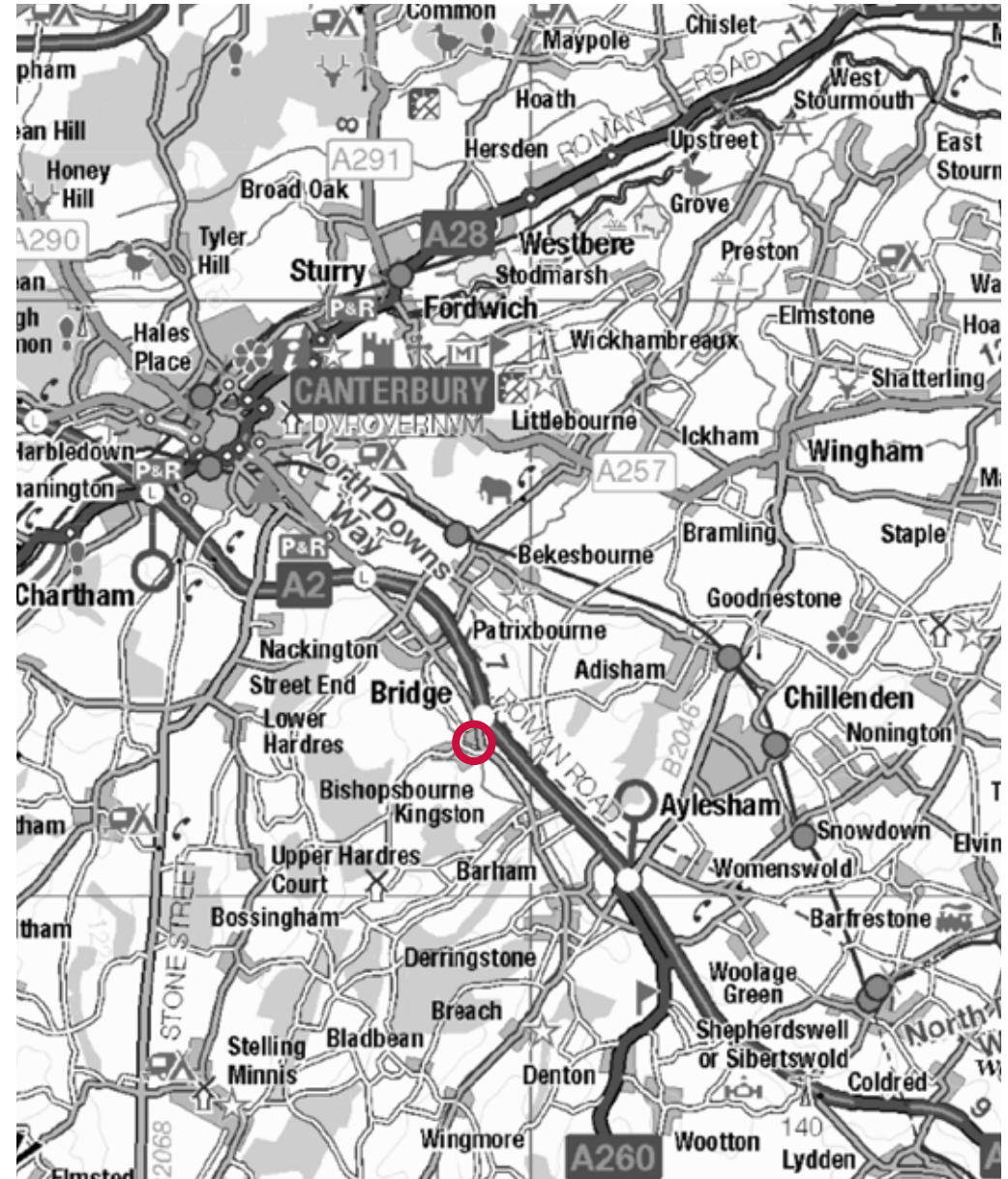
Agent's Note: Available as a whole or in up to 3 Lots. Lots B and C will not be sold before Lot A.

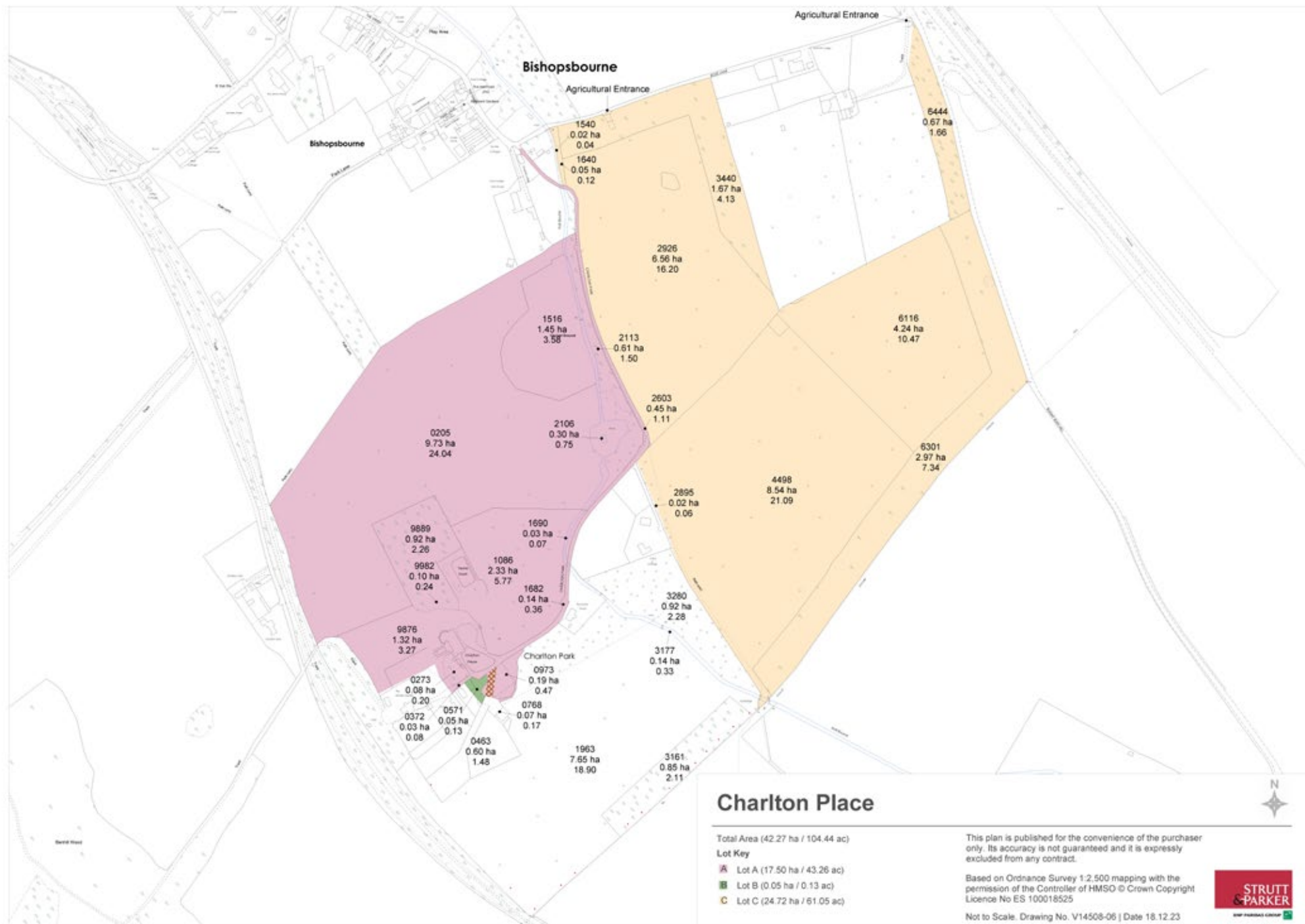
Guide Prices:

Lot A £2,500,000

Lot B £150,000

Lot C £650,000





Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Canterbury
2 St. Margaret's Street, Canterbury, Kent CT1 2SL

+44 (0)1227 473700
canterbury@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2020, April 2021 and June 2021. Particulars prepared December 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER