



The Aumbry

Church Street, Eastry, Kent

A charming Georgian house in a picturesque village setting providing seclusion and convenience.

The Aumbry is an elegant home with beautiful period features. Tucked away down a private drive adjacent to the village church, this substantial Grade II listed house enjoys the sought after combination of space and privacy, amidst a thriving village in the Kent countryside.



4 RECEPTION ROOMS



6 BEDROOMS



**2 BATHROOMS
1 CLOAKROOM**



DOUBLE GARAGE



**ABOUT
1.87 ACRES**



FREEHOLD



VILLAGE



4,589 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Formerly The Old Parsonage and believed to date to 1830 with later additions, The Aumbry has some particularly fine rooms with large windows and high ceilings throughout. Occupying the site of the medieval parsonage, the house nestles close to St Mary's Church enjoying views of this and the surrounding countryside. Owned by the same family for some 40 years, the property offers a wonderful opportunity to renovate and update as desired.

The front door opens to an entrance lobby which in turn leads to an excellent entrance hall with an attractive staircase, high ceiling and fireplace. The drawing room is a beautiful double reception room stretching across the south-west side of the house with views to the gardens through large bay windows and French doors. With a fireplace in each half, the room provides a sensational space and has doors leading to a spectacular orangery, a feature which dominates this elevation having tall multi-paned windows.

To the corner of the house, a double aspect library looks into the orangery and has fitted bookshelves around an open fire. There is a cloakroom and utility room as well as a large dry cellar with good headroom and storage. The later wing houses the dining room and kitchen which has a convenient serving hatch and a larder.

Stairs rise to a half landing off which the principal bedroom and en-suite bathroom are located, as is the family bathroom.

Two lovely bedrooms sit to the back of the house with French doors opening to the balcony above the orangery, with two further generous bedrooms to the front. One of these connects to the principal bedroom and could be configured as a larger suite, if desired. All have large windows flooding the rooms with light and period features including fireplaces. The sixth bedroom has deep fitted wardrobes across one wall.

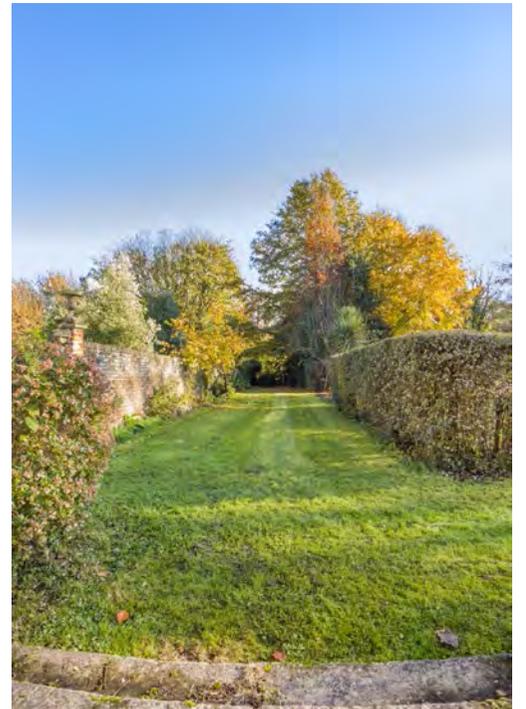
















Outside

Set off the pretty environment of Church Street, The Aumbry is approached via a long, gravelled driveway which arrives at the front of the house and garage.

The generous gardens are a beautiful backdrop to the house, the structure of which provides a delightful series of "rooms" to enjoy, from the walled vegetable garden and orchard - stocked with apple, fig, plum, pear, persimmon, damson, quince and mulberry trees - to the croquet and daffodil lawns. Paths meander through the secluded grounds passing sheltered spots from which to take in the tranquil surroundings.

A terrace adjoins the house, perfect for al fresco dining, entertaining and relaxation whilst enjoying the south-westerly aspect. Outbuildings include a greenhouse, a log store, storage sheds, and a detached double garage with adjoining apple shed.

Location

Thriving Eastry offers good local amenities just a short distance away which include a convenience store, Post Office, butchers, bakers, pharmacy, public house and several eateries. Nearby Sandwich and the fashionable seaside town of Deal provide further shopping and cultural attractions. A more extensive array of facilities and educational options can be found in the city of Canterbury.

The Kent coast and Pegwell Bay National Nature Reserve offer many walking and cycling routes. There are numerous well-regarded golf courses nearby, including Royal St George's.

Sandwich station provides frequent connections to London and the A2 and M2 offer convenient road links. There is good access to Continental Europe via Eurotunnel and the Port of Dover.



Distances

- Sandwich 3.6 miles
- Deal 6.5 miles
- Dover 9.7 miles
- Canterbury 15.2 miles
- Eurotunnel 20 miles

Nearby Stations

- Sandwich
- Deal
- Walmer

Key Locations

- Pegwell Bay National Nature Reserve
- Betteshanger Park
- Wingham Wildlife Park
- Dover Castle & Walmer Castle
- Canterbury Cathedral

Nearby Schools

- Eastry CofE Primary School
- The Davenport School
- Northbourne Park School
- St Faith's at Ash School
- Dover College
- Sir Roger Manwood's School





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

Main House internal area 4,589 sq ft (426 sq m)
 Garage internal area 402 sq ft (37 sq m)
 Outbuildings internal area 756 sq ft (70 sq m)
 Balcony external area = 304 sq ft (28 sq m)
 Total internal area 5,747 sq ft (534 sq m)
 For identification purposes only.

Directions

Post Code: CT13 0HJ

what3words: ///froze.wool.decanter - brings you to the driveway

General

Local Authority: Dover District Council

Services: Mains electricity, water and drainage. Oil fired heating. LPG canister for the oven/hob

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

Council Tax: Band G

EPC Rating: F

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

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Canterbury

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