



Dane Street House

Canterbury, Kent

A wonderfully sited Grade II listed early 18th-century country house with later Georgian additions, in a glorious garden setting

Dane Street House, Dane Street, Chilham, Canterbury, Kent CT4 8ER
Canterbury 7 miles, Ashford International 11 miles (London St Pancras from 36 minutes)

Features:

Lot 1: Dane Street House

Reception hall | Drawing room | Study/sitting room | Dining room | Family room | Kitchen/breakfast room | Utility Pantry | 2 Cloakrooms | 2 Cellars | Principal bedroom with dressing room and en-suite bathroom | 4 Further bedrooms | 2 Further bathrooms | 2 Attic bedrooms with bathroom

The annexe: Sitting room/home office | Former kitchen | 2 Bedrooms | Bathroom

Terrace with outdoor kitchen | Coach house/garage | Swimming pool with pool house and sauna | Tennis court | Gardens | Paddock | EPC rating TBC

Lot 2: Stables, paddock, manège and woodland | Stables with hay store and tack room | Paddock | Manège (40m x 20m) | Woodland

In all about 5.7 acres



Lot 1 – Dane Street House

Dane Street House is a substantial country house, with immense charm and character. It is - in the main - believed to date from the early 18th-century but internal evidence demonstrates that the property was originally a timber-framed hall house dating from the 16th-century, to which additions have been made over the centuries to create the very individual and appealing house that is found today.

The property presents very pleasing elevations, with the front entrance being of red brick under a Kent peg-tiled roof. There is some attractive and irregular fenestration, including one Gothic traceried window, traditional Georgian sash windows with glazing bars and an oriel window to the first floor. The substantial accommodation is both flexible and adaptable to provide for comfortable family living.

The immaculately maintained, landscaped garden and grounds are an outstanding feature of this delightful property and include a walled garden, an all-weather tennis court and a swimming pool.

A pillared entrance portico leads to a substantial reception hall, with a staircase hall to one side. Here, at the west end of the house, are the drawing room and dining room, both of which enjoy a double aspect and fine views of the gardens. The study/sitting room is adjacent to the kitchen/breakfast room. A boot room off the main hall leads out to a covered porch.

On the first floor, a panelled landing leads to the principal bedroom with a dressing room and a well fitted en-suite bathroom; this room has some of the best views of the garden. The second bedroom is to the front and intercommunicates with bedroom three, which can also be accessed from the second landing, where two further bedrooms, a study area and two bathrooms are found. The second floor offers two further spacious bedrooms and a bathroom.

There are two cellars: one comprises a large laundry/store and boiler room, whilst the other is used as a wine cellar.

The annexe

The east wing provides a substantial sitting room/home office and former kitchen, along with two double bedrooms and bathroom above.

Outside

Dane Street House is approached off a no-through lane via wrought iron gates and over a large parking and turning area, to one corner of which is a rose bed with varieties of old-fashioned shrub and tea roses. From here the drive continues to a gravelled area immediately in front of the coach house/garage.

The gardens are a key feature of the house and are especially well equipped for family living, with an outdoor kitchen on the large terrace beside the main kitchen, together with a tennis court and a swimming pool.

Dominated by a magnificent copper beech tree, the more formal gardens to the front have walls on three sides and are underplanted with varieties of rambling shrubs and roses. A gateway leads to the walled kitchen garden. Further brick piers lead through to a paddock. The garden at this point is bounded on its extremities by a high yew hedge.

The formal gardens surround the property and are beautifully laid out with many areas of interest. The land gradually sweeps away from the house up towards the tennis court.

Immediately to the rear of the house is a paved terrace with herb garden, magnificent beds of peony and lavender. Shaped yew hedges bound the southern part of the garden. A swimming pool, adjacent sauna and octagonal pool house are enclosed by yew hedging and brick walls. To the south-east corner of the garden is a rose bed, which adjoins the full size hard tennis court.





Lot 2 – Stables, paddock, manège and woodland

Dane Street, a small lane, continues past the main entrance to Dane Street House and on to a by-way, which goes up into The King's Wood, at which point a further five-bar gate leads into Lot 2 and the stable yard. This comprises four boxes, a hay store and a tack room; electric light, power and water are laid on. From here there is direct access to the paddock and a gate to the garden.

A wooded area at the top end of the garden gives on to a post and rail paddock where the stables are sited. A manège is conveniently situated in front of the stables.

Location

Dane Street House is located in a beautiful setting a short distance from the picturesque village of Chilham, with its magnificent castle and grounds, church, and good range of shops and amenities.

The property has rare direct access to Kings Wood, where one can ensure walking/ cycling/ horse riding across approximately 1,400 acres. Canterbury, with its excellent shopping centre, cultural interests, well regarded schools, colleges and universities, is also close by.

Ashford International offers frequent services to London St Pancras from around 36 minutes. Chilham station offers services between Ashford and Canterbury, ideal for school runs. There is also a school-escorted train to Junior King's School in Sturry. It is also worth noting that most private schools in the area run in-house bus services to/from school.

The M2 and M20 (Junction 9) provide fast access to the southern motorway network, Gatwick and Heathrow airports. The Channel Tunnel terminal at Cheriton and Port of Dover are both within easy access and offer frequent services to the Continent.





Floorplans for Dane Street House, Dane Street, Chilham
Main House internal area 6,024 sq ft (560 sq m)
Coach House/Garage internal area 753 sq ft (70 sq m)
Stables internal area 761 sq ft (71 sq m)
Pool Area Summer House & internal area 107 sq ft (10 sq m)
Quoted Area Excludes 'Lean To'



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

□□□ Denotes restricted head height

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General
Local Authorities: Ashford Borough Council
and Kent County Council

Council Tax: Band H

Services: Dane Street House has mains electricity
and water, private drainage (details of system to
be confirmed) and oil-fired heating.

Tenure: Freehold

Guide Price:
Lot 1: Dane Street House
£1,995,000

Lot 2: Stables, paddock, manège and woodland
£300,000

Agent’s Note: Lot 2 will not be sold before Lot 1



Coach House

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