












The Old House

Garlinge Green Road, Garlinge Green, Kent

An exceptional country retreat imaginatively created around a charming 16th century house

A delightful Grade II listed house offering elegant accommodation with a separate cottage and swimming pool in an idyllic rural position with stunning gardens. The different elements of the property combine to provide a tranquil haven for both practical living and stylish entertaining.

	5 RECEPTION ROOMS		6 BEDROOMS		5 BATHROOMS
	CARPORT		ABOUT 2.7 ACRES		FREEHOLD
	RURAL		4,143 SQ FT		GUIDE PRICE £1,850,000

The property

The Old House is an exquisite home situated in a peaceful rural hamlet surrounded by rolling countryside. The current owners have created the most wonderful environment in which to live, both inside and out.

Dating from the 16th century or earlier, The Old House is Grade II listed. Sympathetically restored and extended to create a substantial family home, the old and new combine to provide a relaxed yet elegant home, the quality of which can be felt throughout.

A front door opens to a wide hall which seamlessly brings together the different eras of building. The sitting and drawing rooms are charming spaces occupying the original timber-framed house, both being double aspect with beamed ceilings, oak floors and wood-burning stoves. Steps down from both rooms lead into the beautifully fitted kitchen and garden room which combine to provide an excellent

family space. The kitchen has a timeless style and is arranged around a large island and an Aga. The garden room is glazed on two sides and is immersed in the stunning gardens.

Across the hall is a useful utility and cloakroom whilst steps lead down to a tucked away study which is lined with fitted bookshelves and has French doors opening to a sheltered terrace.

Two staircases lead to the first floor giving access to the well-appointed en-suite principal bedroom and guest bedroom with adjacent bathroom on one side and two further bedrooms and a bathroom on the other. A fifth bedroom with a study area and bathroom is found on the second floor.





















The Pool House



The Pool House



The Pool House



The Pool House



Outside

The exceptional gardens provide a suitably special setting for the house. A driveway provides plenty of parking in front of an oak-framed carport with home office above. To one side a parterre garden and wide border screen a well laid out vegetable garden. Surrounding the house, a more formal setting combines clipped hedging, shrub roses and mature herbaceous borders with brick and gravel paths providing structure to the layout. Terraces across the back of the house extend the accommodation into the garden.

The swimming pool garden is tucked away, again, beautifully planted to create a sheltered sun trap. At the head of the pool is the 'Pool House', a self-contained cottage with a kitchen/dining room and shower room to the ground floor, a bedroom above and a generous sitting room to the lower ground floor opening to a sunken terrace with steps leading up to the pool. There is a changing room at the back of the carport and a further building houses a gym.

The furthest part of the garden provides a paddock and an orchard, all surrounded by neat hedging. An avenue of trees has been planted and draws the eye through the garden; an area of woodland completes the stunning setting.

Location

Situated in the Kent Downs National Landscape, Garlinge Green hamlet sits near to Chartham and Petham villages, both offering local shopping, pubs and primary schooling, all surrounded by stunning countryside with walking, cycling and riding routes.

Nearby Canterbury offers more extensive amenities.

The A28 links to the A2, M23 and motorway network, Chartham station offers regular rail services to London (from around 63 minutes), and the High Speed service to London St Pancras is available from both Ashford International and Canterbury West, with journey times of around 37 minutes and 57 minutes respectively. The area has good access to the Continent.

Distances

- Chartham 2.1 miles
- Petham 1.4 miles
- Canterbury 5.2 miles
- Ashford International 12.8 miles
- Folkestone 17.5 miles

Nearby Stations

- Chartham
- Chilham
- Canterbury West/East

Key Locations

- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Westgate Gardens
- The Marlowe Theatre

Nearby Schools

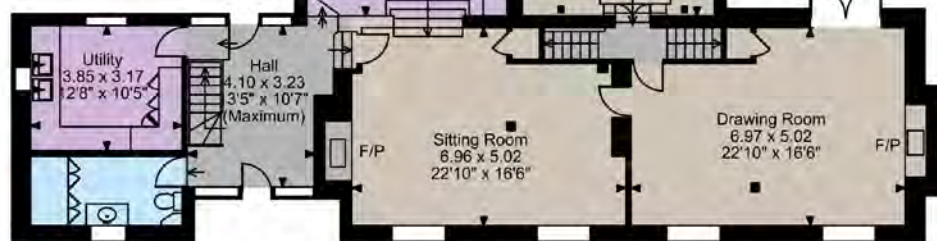
- Chartham Primary School
- Petham Primary School
- Chilham St Mary's CofE Primary School
- Simon Langton Grammar Schools
- The King's School,
- St Edmund's School
- The Worthgate School
- Kent College



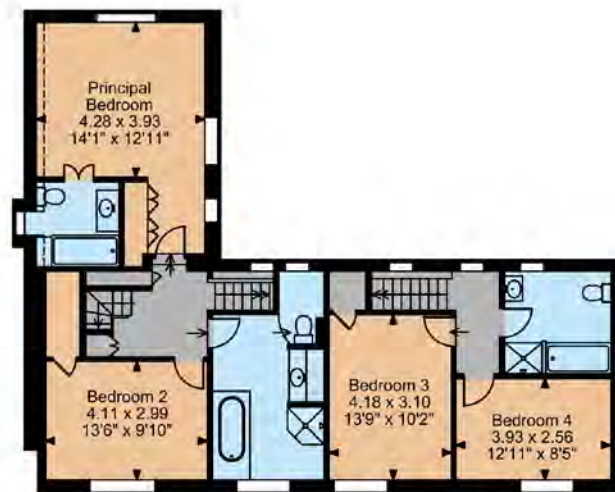




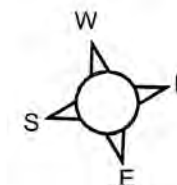
Lower Ground Floor



The Old House Ground Floor



The Old House First Floor



The Old House Second Floor

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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,408 sq ft (317 sq m)
 Carport internal area 333 sq ft (31 sq m)
 Outbuilding internal area 462 sq ft (43 sq m)
 Stores, Shed & Gym internal area 761 sq ft (71 sq m)
 Pool House internal area 735 sq ft (68 sq m)
 Log Store internal area 99 sq ft (9 sq m)
 Total internal area 5,798 sq ft (539 sq m)
 For identification purposes only.

Directions

CT4 5RT

what3words: ///competing.mental.centuries - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services; oil heating. Underfloor heating to the ground floor of the main house and to the ground floor and basement of the Pool House.

The property also has a private borehole which feeds the automated garden irrigation system. There is a ground source heat pump for the Pool House, pool, garage/home office.

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

Council Tax: Band G

EPC Rating: The Old House - D Pool House - C

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

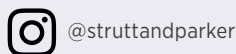
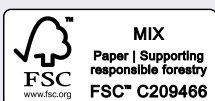
Canterbury

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