



Stableside

Hambrook Lane, Chilham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A superb family home offering bright, well-presented accommodation with generous gardens

A well maintained and beautifully presented village house providing a practical and elegant environment in which to live and entertain. Located within a desirable and highly convenient village, near to local amenities and the station and within easy reach of Canterbury.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



**DRIVEWAY/
DOUBLE
GARAGE**



GARDEN



FREEHOLD



VILLAGE



2,260 SQ FT



**GUIDE PRICE
£1,100,000**

The property

Stableside is a superb family house set in a peaceful location on the edge of the sought after village of Chilham. The light, fresh and beautifully presented accommodation is the perfect setting for family life and entertaining.

Flowing from a central hallway with wooden flooring and a cloakroom to the far end, the numerous and flexible reception rooms include a snug and a study to the front of the house together with a well-proportioned double aspect sitting room which enjoys a lovely outlook to the rear garden through sliding doors which open to a terrace. Also set to the back of the house is a spacious dining room, again where large sliding doors lead to the terrace and flood the room with light.

The kitchen/breakfast room sits adjacent, and these rooms combine to provide an excellent space for day-to-day family living. The kitchen itself is fitted with sleek units and is practically organised with the working area and fitted appliances arranged to one

end and a breakfast bar and space for a table to the other. Bi-fold doors give further access to the garden and terrace.

Stairs rise to a generous landing. The principal bedroom has fitted storage and an en suite bathroom, with both a bath and a separate shower. The second bedroom is also en suite and both bedrooms enjoy views of the garden and beyond. There are two further bedrooms with fitted storage, the largest of which also has a walk-in wardrobe. A family bathroom completes the accommodation.







Outside

Stableside is set back behind mature hedging and is approached over a carriage drive in front of the house and garage. There is plenty of parking and the detached double garage is a substantial building with a workshop.

A large terrace stretches across the back of the house, accessible from the sitting, dining and breakfast rooms, ideal for entertaining and al fresco dining. Steps lead down to the generous south facing garden which provides a wonderful, private backdrop to the house, being laid to lawn with established borders and mature trees.

Location

Located on the banks of the River Stour in the Kent Downs National Landscape, the quiet and historic residential village of Chilham offers a good selection of day-to-day amenities with pubs, a tea room, post office, sports centre and primary school. The Chilham Fruit Stall Shop and Badgers Hill Garden Centre provide local shopping.

Nearby Canterbury and Ashford both offer a wealth of shopping, educational and leisure facilities, along with a range of notable schools.

Communications links are excellent: the motorway network can be accessed from the M2 and the A28 gives easy access to Ashford. The local mainline station at Chilham (0.6 mile) offers regular rail services to central London (London St Pancras International from around an hour), whilst Ashford International offers a High Speed service to London St Pancras from 36 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

Distances

- Canterbury 7.4 miles
- Ashford 9 miles
- Folkestone 21.6 miles
- Dover 22.6 miles
- London City Airport 53.9 miles
- Central London 60.1 miles

Nearby Stations

- Chilham
- Canterbury West/East
- Ashford International

Key Locations

- St John the Baptist Church, Barham
- Broome Park Hotel
- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Westgate Gardens
- The Marlowe Theatre

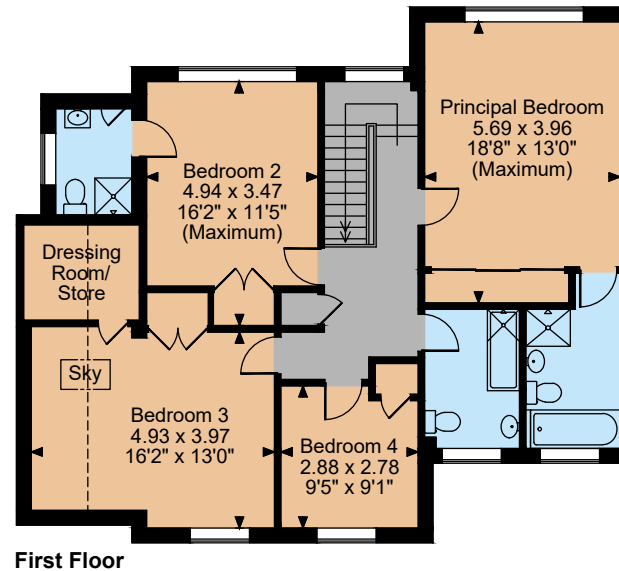
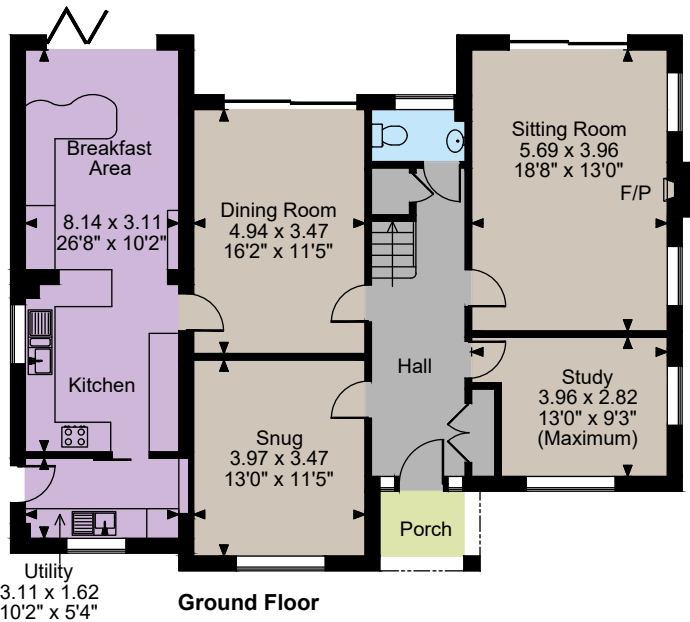
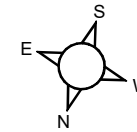
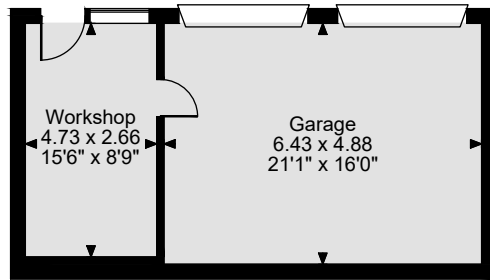
Nearby Schools

- Chilham St Mary's CofE School
- Chartham Primary School
- Hope View School
- Selling CofE Primary School
- The King's School, Canterbury
- St Edmund's School
- The Worthgate School
- Kent College Junior School
- Simon Langton Grammar Schools









Ground Floor

First 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 2,260 sq ft (210 sq m)

Garage & Workshop internal area 481 sq ft (45 sq m)

Total internal area 2,741 sq ft (255 sq m)

For identification purposes only.

Directions

CT4 8DJ

what3words: ///dangerously.practical.kitchen - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: All mains services; gas heating.

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

Council Tax: Band G

EPC Rating: C

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

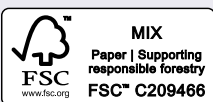
Canterbury

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