



Berry House, Mulberry Hill, Chilham, Kent

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Berry House

Mulberry Hill, Chilham, Kent CT4 8AH

A substantial Edwardian property in an elevated setting in sought-after Chilham

Chilham station 0.3 miles (London from 57 minutes), M2 (Junction 7) 5.1 miles, Canterbury city centre 6 miles, Ashford International 9.1 miles (London St Pancras from 36 minutes)

Reception hall | Drawing room | Sitting room
Dining room | Office | Conservatory | Kitchen/
breakfast room | Utility | Cloakroom | Cellar
Principal bedroom with en suite shower room
4 Further bedrooms (2 en suite) | Family
bathroom | Attic with stores | Double garage
and store | Double carport | Garden
EPC rating D | About 2.4 acres

The property

Beautifully set within 2.4 acres of charming grounds with high levels of privacy and seclusion, Berry House stands sentinel on high ground with elevated views over quintessential Kent countryside. Readily accessible to Chilham village and train station, the house comes with a double garage building and double carport. The property offers over 4,000 sq ft of bright and spacious accommodation, with period detailing including large sash windows, fireplaces and elegant mouldings and cornicing.

The welcoming reception hall leads to all the main ground-floor reception rooms, including the generous drawing room with its window seat and wood-burning stove and the bright sitting room with its west-facing bay window. There is also a home office.

The traditional dining room is a notable space set to vast proportions, juxtaposed by a contemporary glass room - the perfect spot to relax and unwind whilst enjoying uninterrupted views of nature and the passing wildlife. The

kitchen/breakfast room has bespoke wooden units, a central island and a range cooker, while the adjoining utility room provides further space for appliances and home storage.

Four comfortable double bedrooms, a useful study/bedroom 5 and a family bathroom are found on the first floor. One is immediately drawn to and in awe of the impressive countryside views from the front bedrooms. All of the bedrooms have built-in storage, with three benefitting from en suite shower rooms, including the 24ft principal bedroom.

The second floor provides storage space and potential for use as further accommodation.

Outside

A gravel driveway leads to the house and provides ample parking in front of the detached double garage and store. A carport offers additional parking for two vehicles.

The delightful garden is surrounded by mature trees and woodland and includes immaculate lawns, grassy meadows, colourful wildflower beds, a charming row of 90 year old larch trees, various shrubs and hedgerows, with a useful composting area. The current vendors have invested in smart paved and gravel terracing and pathways, giving the gardens great structure and enhancing their use. The south-east facing rear garden extends to almost 300ft beyond the back of the house.

From the bottom south-east corner of the garden, there is access to a private footpath which provides a short-cut to Chilham station.

General

Local Authority: Ashford Borough Council

Services: All mains services; gas central heating
Council Tax: Band H

Tenure: Freehold

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council

Guide Price: £1,500,000









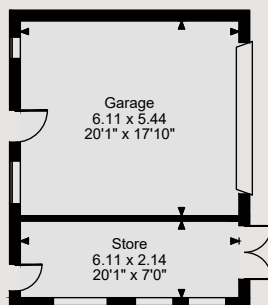
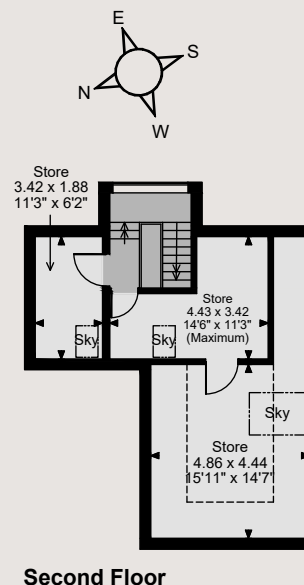
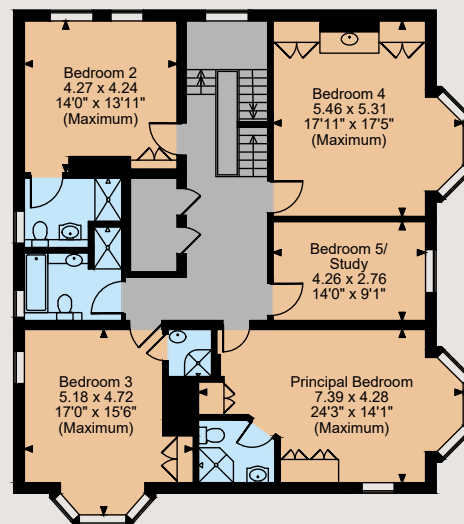
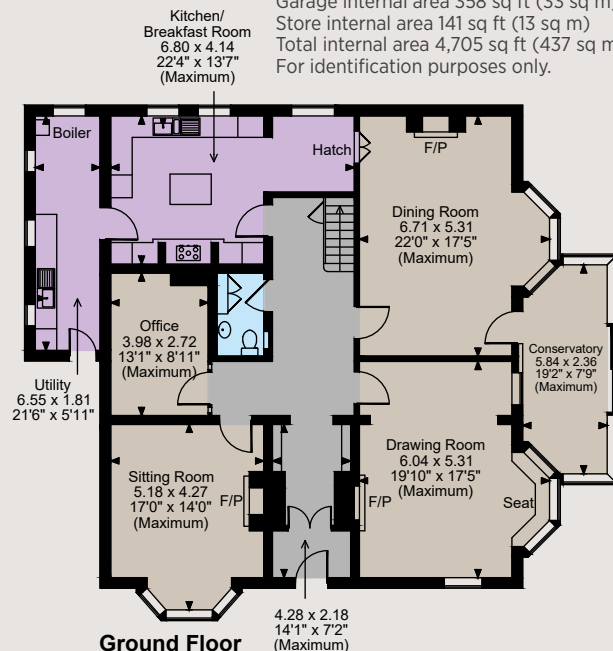








Berry House, Mulberry Hill, Chilham
Main House internal area 4,206 sq ft (391 sq m)
Garage internal area 358 sq ft (33 sq m)
Store internal area 141 sq ft (13 sq m)
Total internal area 4,705 sq ft (437 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Location

The property is set on the edge of the historic village of Chilham, which lies amidst the stunning countryside of the Kent Downs Area of Outstanding Natural Beauty. Chilham is a delightful village, filled with chocolate box Tudor buildings and a Norman castle, and benefitting from several everyday amenities, including pubs and cafés, local shop and post office, sports hall and recreational ground, tennis club, local farm shop, local garage and a primary school. Nearby Chartham provides a doctor's surgery.

Chilham mainline station provides direct services to London Charing Cross and services to London St Pancras via Ashford International.

Canterbury and Ashford both offer a wealth of shops, supermarkets, amenities and leisure facilities together with well-regarded schools in both private and state sectors. The M2 is also within easy reach, providing access towards the M25. The area has good access to the Continent.

Directions

From Canterbury: Leave on the A28 via Wincheap towards Ashford for 5.5 miles. Continue onto the A252. Turn right onto Mulberry Hill, where the property will be found a short distance along on the right.

Canterbury

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