



Juliham Place, Mulberry Hill, Chilham, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Juliham Place Mulberry Hill, Chilham, Kent CT4 8AH

A substantial country home offering elegant and flexible accommodation on the edge of a picturesque and well-connected Kent village

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)

Entrance hall | Drawing room | Dining room
Study | Kitchen/family room | Utility room
Sitting room | Billiard room | Cloakroom
Principal bedroom with en suite bathroom
5 Further bedrooms (2 en suite) | Family bathroom | Garden | Garage | Outbuilding
Playhouse | Wood store | EPC rating C
About 1.9 acres

The property

Juliham Place is a superb family home set in an accessible yet tucked away location on the edge of the sought after village of Chilham and with fine views. The discreet appearance of the house on arrival is very much part of its understated appeal, beyond which is a substantial and much-loved home, having been enjoyed by the same owners for over 50 years. The house has evolved over this time to provide a wonderful balance of comfortable living, and elegant formal entertaining space.

The front door opens to a long central hall which passes the fine reception rooms set to the front of the house. These include a particularly generous drawing room with a marble fireplace and an arch connecting to the adjoining dining room, which also has a fireplace. There is a well-proportioned study and all three rooms have large glazed doors opening to a wisteria-laden veranda.

To the end of the hall is the kitchen and family room, a wonderfully comfortable room with space for a table by a gothic arched bay window with a door opening to the garden, as well as a snug sitting area. The kitchen itself it arranged around an Aga and the loosely open plan arrangement makes for a highly convivial and practical space at the heart of the house. Beyond is a practical utility room and a further sitting room, this end of the house providing a lovely less formal part for day to day living. To the very end of the house is a billiard room.

Set off the hall are three accessible ground floor bedrooms, the first of which has a generous en suite bathroom with the remaining two being served by a bright family bathroom.

In the hall there is a wood-burning stove and stairs rise to the second floor where the principal bedroom suite enjoys a dressing area and bathroom as well as the best views from the property across the valley. The well-appointed and civilised accommodation continues with two further bedrooms, one of which is en suite. Eaves space provides excellent storage.

Outside

Juliham Place is approached via double wooden gates leading to a carriage drive where there is plenty of parking and a double garage.

The grounds surround the house with swathes of lawn bordered by mature shrubs, hedges and trees. A large southwest-facing terrace runs across the back of the house. There is also a useful brick-built outbuilding and a children's playhouse.

General

Local Authority: Ashford Borough Council

Services: All mains services; gas heating

Council Tax: Band H

Tenure: Freehold

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Guide Price: £1,450,000











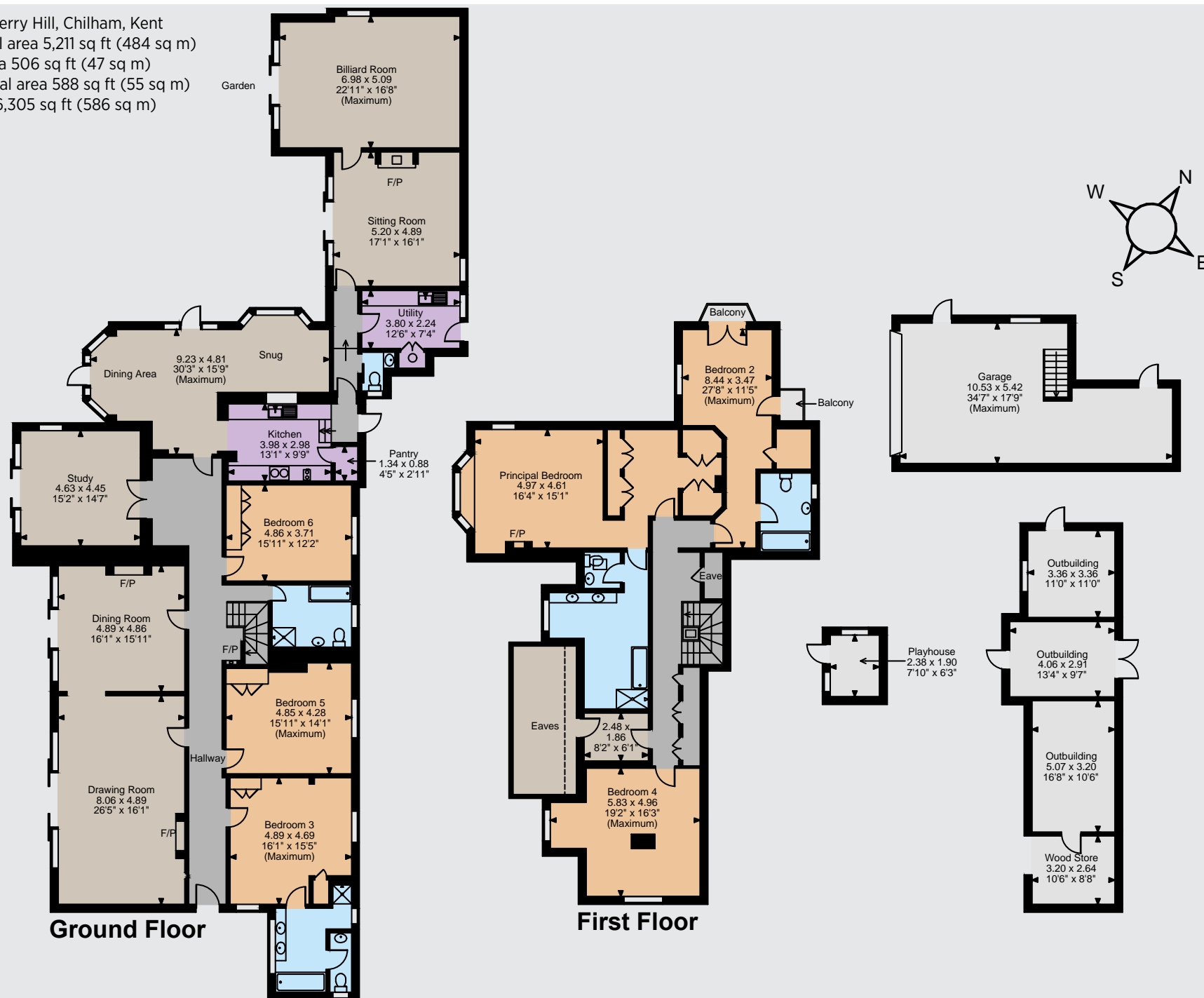








Juliham Place Mulberry Hill, Chilham, Kent
Main House internal area 5,211 sq ft (484 sq m)
Garage internal area 506 sq ft (47 sq m)
Outbuildings internal area 588 sq ft (55 sq m)
Total internal area 6,305 sq ft (586 sq m)





Location

The property is located on the fringes of the historic village of Chilham, amidst the scenic countryside of the Kent Downs Area of Outstanding Natural Beauty. Various amenities include public houses and cafés, a doctor's surgery and primary school.

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

The local manline station provides direct services to London Charing Cross and London St Pancras via Ashford. The M2 provides links to the M25 and beyond. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

Directions

From Canterbury: Leave on the A28 via Wincheap towards Ashford for 5.5 miles. Continue onto A252, then turn right onto Mulberry Hill (signposted Old Wives Lees), where the property will be found on the left after a short distance. The house name will be seen on the brick wall at the entrance of the drive, approached through double wooden gates.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

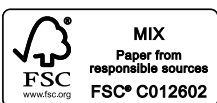
01227 473700

canterbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2021, May 2022 and September 2024. Particulars revised July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

