

Mulberry Lodge Chilham



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An elegant and unspoilt period house with great integrity set in delightful gardens, in a desirable Kentish village setting.

Set on high ground in a generous garden, Mulberry Lodge is a handsome double-fronted Edwardian property. Remarkably the house has been very little altered since its construction and retains many original features that have been well cared for, including original fireplaces, sash windows, doors and a servants' bell system that still works today! The house sits proudly in the middle of its idyllic one acre plot.

The front door, framed by original stained glass, opens into a welcoming reception hall. To the front are two elegant reception rooms: a light-filled sitting room and a formal dining room, both featuring large bay windows and original fireplaces, creating refined yet comfortable spaces. Flowing from the dining room is a substantial glass-roofed conservatory, enjoying panoramic views across the gardens and an ideal space for family and friends to gather.

To the rear is a cosy snug with wood-burning stove, and a light and airy study/breakfast room leading into the kitchen. There is a practical and generously sized utility and boot room, complete with bespoke storage, a cloakroom and direct access to the garden.

The first floor provides four well-proportioned bedrooms. The bay-windowed principal bedroom benefits from a dedicated dressing room, while all the bedrooms enjoy charming period fireplaces and elevated countryside views. A luxurious family bathroom with freestanding bath is complemented by a separate contemporary ground-floor shower room with brass fittings.

The property is approached via a sweeping gravel driveway providing ample parking and access to a detached double garage.

The wrap-around gardens are a particularly attractive feature, mainly laid to lawn with mature trees, established hedgerows and a large, paved terrace ideal for al fresco dining and entertaining.

The lower garden has separate vehicular access and has been rewilded with mown paths and a charming woodland-style fire pit area, all enjoying a peaceful rural outlook over the surrounding countryside.

Mulberry Lodge owns a private 400 ft footpath that leads onto Canterbury Road, providing easy access to the village and train station.

In 2025 planning permission was granted to demolish the existing conservatory and replace it with a larger extension to house a kitchen. Plans can be viewed on Ashford Borough Council's planning portal under ref: PA/2025/1098.

**2,438 sq ft (227 sq m) | Freehold
4 reception rooms | 4 bedrooms and 2 bathrooms
Attractive wrap-around gardens | Garaging | About 1 acre**

Guide price £1,350,000

Location

Mulberry Lodge is set in a rural position on Mulberry Hill, on the edge of the historic village of Chilham. The village features a traditional square, period buildings and local amenities including a pub, café and village stores, with the Kent Downs National Landscape providing walking routes and countryside access. Nearby centres include Canterbury, Ashford and Faversham, each offering shopping, leisure and cultural facilities. Canterbury is noted for its cathedral and retail offering, Ashford is home to the Designer Outlet, while the bustling market town of Faversham provides a range of independent shops, restaurants and cafés.

The area benefits from strong schooling, with grammar schools including the Simon Langton schools, Barton Court and Queen Elizabeth's in Faversham. Independent schools nearby include The King's School, St Edmund's and Kent College.

Transport links are excellent: Chilham station provides services to Canterbury and Ashford, with high-speed trains from Ashford reaching London St Pancras in under an hour. The M20 offers direct road access to London and the Channel ports, while Gatwick, Heathrow and London City airports provide international connections.

Postcode region: CT4

General

Local Authority: Ashford Borough Council

Services: All mains services; gas heating.

Council Tax: Band G

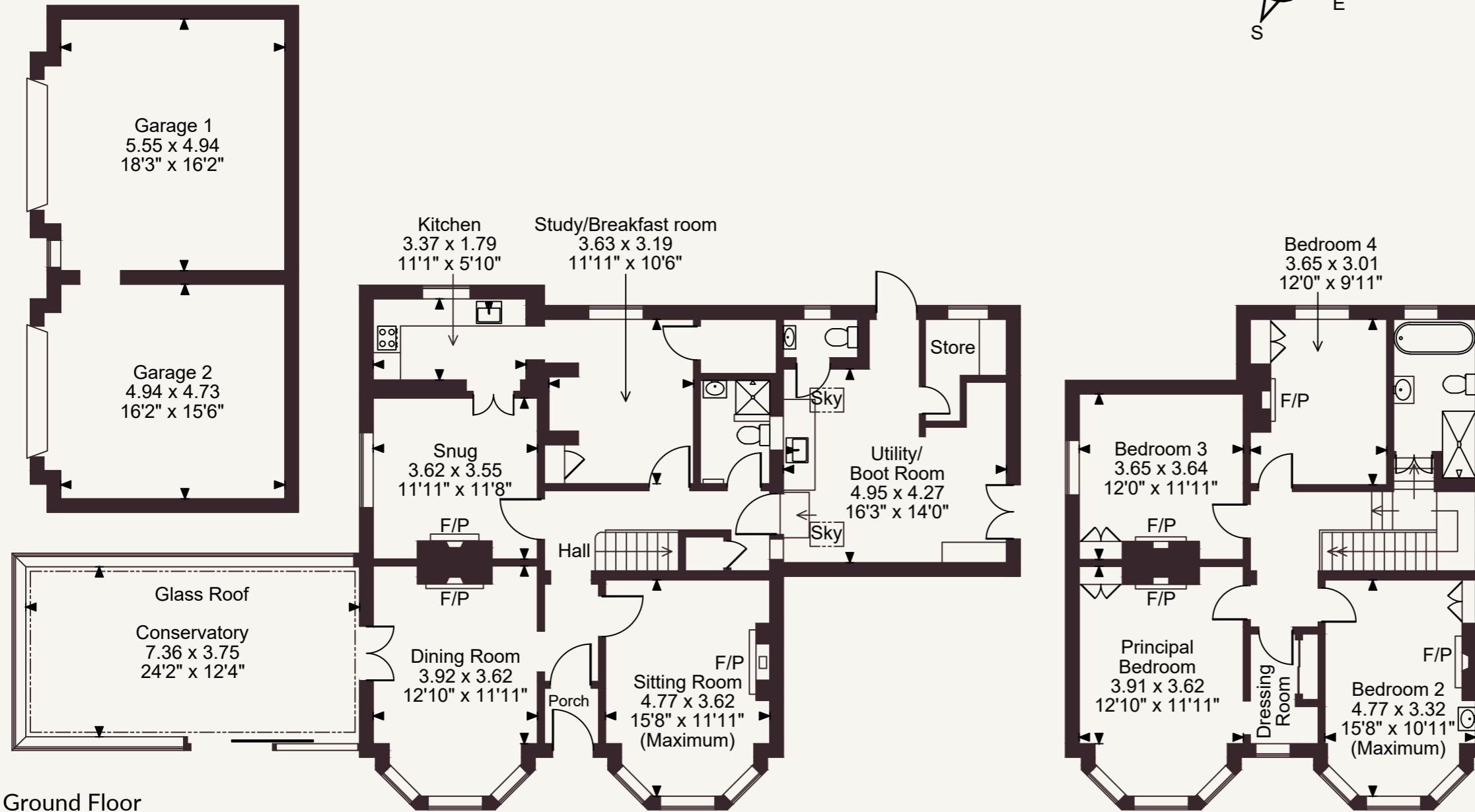
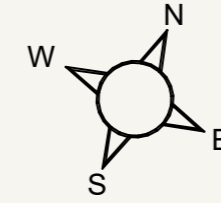
EPC Rating: D

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

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



Mulberry Lodge, Mulberry Hill, Chilham
 Main House internal area 2,438 sq ft (227 sq m)
 Garages internal area 590 sq ft (55 sq m)
 Total internal area 3,028 sq ft (281 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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